

**CITY COUNCIL AGENDA**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU – PALM MORTUARY
- PLEDGE OF ALLEGIANCE

**MINUTES:**

PRESENT: MAYOR GOODMAN and COUNCILMEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF (excused from morning session), and WOLFSON (seated after being sworn into office)

Also Present: CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY MANAGER BETSY FRETWELL, CITY ATTORNEY BRAD JERBIC, DEPUTY CITY ATTORNEY TOM GREEN, DEPUTY CITY ATTORNEY BRYAN SCOTT (P.M. Session), and CITY CLERK BARBARA JO RONEMUS

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(9:07)

**1-1**

REVEREND MARY BREDLAU, Palm Mortuary, gave the invocation.

(9:07 – 9:09)

**1-21**

MAYOR GOODMAN led the audience in the Pledge.

(9:09 – 9:10)

**1-64**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR:** BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

CEREMONIAL:

OATH OF OFFICE ADMINISTERED TO ELECTED OFFICIAL – Councilman, Ward 2

**Fiscal Impact**

☒ **X**

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

**MOTION:**

None required.

MAYOR GOODMAN administered the Oath of Office to COUNCILMAN STEVE WOLFSON (Ward 2) who was elected in the June 22, 2004, Special Election. He was presented with a Certificate of Election.

COUNCILMAN WOLFSON thanked his wife, DISTRICT COURT JUDGE JACKIE GLASS, daughters, RACHEL and REBECCA, family, and close friends, as well as staff and individuals who worked for him during the election, for their support through the campaigning process. COUNCILMAN WOLFSON vowed to do the job he was elected to do and to serve the public. JUDGE GLASS and daughter RACHEL congratulated COUNCILMAN WOLFSON on his success.

(9:10 – 9:21)

1-97

**RECESS: 9:21 A.M. TO 9:34 A.M.**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF THE CITIZEN OF THE MONTH

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Submitted at meeting: copies of Certificate of Appreciation for Riley Council, Jessica Scarpati, Ashley Ayala, Savanna Gow, Brooke Santos, Rachel Perlman, and Colleen Storm of the Las Vegas Animal Club, as well as a copy of Citizen of the Month plaque to The Las Vegas Animal Club

**MOTION:**

**None required. A presentation was made.**

**MINUTES:**

COUNCILMAN REESE proudly recognized the seven members of The Las Vegas Animal Club as the Citizens of the Month for July 2004. He indicated that eleven-year-old RILEY COUNCIL created this Club to help abandoned animals at the Lied Animal Shelter through funds raised from the sale of lemonade and water. They also organized several activities to benefit animals, including an adopt-a-thon. These young ladies represent the best of Las Vegas. He called the young ladies forward and presented them each with a Certificate of Appreciation, copies of which are made part of the final minutes.

MS. COUNCIL thanked the Council, the staff members of the Lied Animal Shelter, friends, and family for supporting all the events held by the Club. She also thanked the Councilmembers and asked that they do everything possible to support the Animal Foundation. Every pet deserves to be loved and cared for.

(9:34 – 9:37)

**1-440**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF FLASH FLOOD AWARENESS MONTH

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Submitted at meeting: Proclamation proclaiming July 2004 as Flash Flood Awareness Month

**MOTION:**

None required. A presentation was made.

**MINUTES:**

COUNCILMAN BROWN called forward GALE FRASER, General Manager, and BETTY HOLLISTER, Public Information Manager, of the Flood Control District, and explained that the purpose of this proclamation is to raise awareness for flood season, which is approaching very soon.

MR. FRASER mentioned that raising awareness is very important, as July, August, and September are flood season. This year marks the five-year anniversary of the July 8, 1999, major flood. Most deaths occur from people trying to drive through flooded areas.

MS. HOLLISTER said that, in order to promote flash flood safety, the Flood Control District started a campaign to use billboards to get the message across. As part of that, one billboard has been left blank, and the District is inviting the community to submit slogans for a flood safety message. The winning slogan will be selected on July 14, 2004, and be posted by mid-August.

MAYOR GOODMAN noted that thanks to the preparedness of staff there were no deaths in the 1999 flood.

(9:37 – 9:42)

**1-535**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**CEREMONIAL:**

RECOGNITION OF SPEEDWAY CHILDREN'S CHARITIES

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Submitted at meeting: Proclamation recognizing Speedway Children's Charities

**MOTION:**

None required. A presentation was made.

**MINUTES:**

COUNCILMAN MACK called forward LESLIE ALBERS, Director of Speedway Children's Charities, and KEITH DeRISO, Chairman of the Las Vegas Chapter, for this presentation. COUNCILMAN MACK recognized Speedway Children's Charities. He explained that this organization is a non-profit foundation dedicated to helping improve the quality of life for children by distributing raised funds to qualified non-profit organizations with the same mission as theirs. Speedway Children's Charities has grown into a national foundation with chapters located at each of the six Speedway Motorsports, Inc., facilities. All funds raised by the Las Vegas Chapter stay in Las Vegas, and, in 2003, the Chapter granted \$250,000 to 41 local children's charities.

MR. DeRISO accepted the proclamation, thanked the Council, and said he is looking forward to giving more next year.

(9:42 – 9:44)

1-668

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC AFFAIRS**

**DIRECTOR: DAVID RIGGLEMAN**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

CEREMONIAL:

RECOGNITION OF NATIONAL PARKS AND RECREATION MONTH

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Submitted at meeting: copy of Proclamation proclaiming July 2004 to be Recreation and Park Month

**MOTION:**

**None required. A presentation was made.**

**MINUTES:**

DR. BARBARA JACKSON, Director of Leisure Services, joined MAYOR GOODMAN, who recognized July 2004 as National Recreation and Parks Month. Leisure Services provides quality cultural and recreational experiences to all citizens and does a fabulous job. The Department's most recent notable accomplishments include accreditation from the Commission for Accreditation of Park and Recreation Agencies and several national awards for the aquatics program.

DR. JACKSON thanked her staff for the tremendous job they do. She encouraged everyone to take advantage and enjoy the array of activities Leisure Services offers throughout the year.

(9:44 – 9:49)

**1-759**

Also, MAYOR GOODMAN announced that COUNCILMAN WEEKLY recently returned from a trip to Russia through a program with leaders from the United States. COUNCILMAN WEEKLY relayed to him that he considers himself very blessed to live and to have the freedoms of the United States.

The Mayor then welcomed COUNCILMAN RON SCHMIDT of Sparks, Nevada, who is very active in the Nevada League of Cities.

(9:47 – 9:49)

**1-850**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**BUSINESS ITEMS:**

Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

**MOTION:**

**REESE – Motion to bring forward and STRIKE Item 76 – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

There was no discussion.

(9:49 – 9:50)

**1-926**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**BUSINESS ITEMS:**

Approval of the Final Minutes by reference of the Regular City Council Meeting of May 5, 2004

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

There was no discussion.

(9:50)

**1-948**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: ADMINISTRATIVE SERVICES****DIRECTOR: CHRISTOPHER KNIGHT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of an extension to the Amendment to the Interlocal Agreement with Clark County, Henderson, North Las Vegas, Boulder City and the City of Las Vegas to provide funds for the Community Triage Center (\$72,316 - General Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$72,316☒**Budget Funds Available****Dept./Division:** City Managers Office☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

For the past 18 months, Clark County and the Cities of Las Vegas, Henderson, North Las Vegas, and Boulder City have worked through an Interlocal Agreement, that was approved by City Council on April 7, 2004, to provide up to one-third of the estimated budget costs of operating a centrally located drop-off triage center for individuals experiencing a crisis due to substance abuse and/or mental health issues.

It is anticipated that the Southern Nevada Regional Planning Coalition will shortly be assessing this program to determine its future. While this is occurring, WestCare Nevada, Inc. seeks a two-month extension to the approved amendment for the period beginning July 1, 2004 to August 31, 2004 at a cost of \$72,316 to the City of Las Vegas to assist in the operation and continuity of the Community Triage Center program.

**RECOMMENDATION:**

Staff recommends approval of the amendment to the Interlocal Agreement.

**BACKUP DOCUMENTATION:**

Submitted at meeting: written Opinion Memorandum from Bryan K. Scott, Deputy City Attorney, for Councilman Mack regarding Item 52 (filed under Item 3)

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

NOTE: COUNCILMAN MACK disclosed for Item 13 that he is a consultant for SuperPawn, owned by his brother, Steven Mack, which is located near the site involved in Item 13. COUNCILMAN MACK indicated he would be voting, as his brother had not spoken to him regarding this request and he did not believe it would have any impact on SuperPawn shops.

CITY COUNCIL MEETING OF JULY 7, 2004

Consent – Administrative Services

Item 3 - [Approval of an extension to the Amendment to the Interlocal Agreement with Clark County, Henderson, North Las Vegas, Boulder City and the City of Las Vegas to provide funds for the Community Triage Center \(\\$72,316 - General Fund\)](#)

**MINUTES:**

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

COUNCILMAN WOLFSON, CITY ATTORNEY JERBIC, and MARK VINCENT, Director, Finance and Business Services, respectively requested Items 36, 65, and 70, be brought forward for discussion.

(9:50 – 9:52)

**1-958**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: CHRIS KNIGHT, ACTING**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of the renewal of the Interlocal Contract between the City of Las Vegas and Clark County for the period 7/1/2004 - 6/30/2005 to provide Yucca Mountain monitoring funds to the City of Las Vegas in the amount of \$40,000 - All Wards

**Fiscal Impact**

☒

**No Impact**

**Amount:** \$40,000 Revenue

☐

**Budget Funds Available**

**Dept./Division:** Business Development

☐

**Augmentation Required**

**Funding Source:** Clark County

**PURPOSE/BACKGROUND:**

Since 1998, the City of Las Vegas has agreed to assist Clark County with monitoring the Department of Energy's Yucca Mountain site performance confirmation activities and participation in other DOE activities related to the licensing of the proposed high-level nuclear waste repository. In return, Clark County has agreed to provide the City of Las Vegas a grant to cover the costs of the City's involvement in the Yucca Mountain repository program for FY '05. These funds cover the cost of overhead, travel, training, staff time and other activities associated with the City's monitoring of the Yucca Mountain program.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Interlocal Contract

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: DETENTION AND ENFORCEMENT****DIRECTOR: MICHAEL SHELDON**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval to accept grant funds in the amount of \$55,835 from the U.S. Department of Justice, Bureau of Justice Assistance under the State Criminal Alien Assistance Program (SCAAP), as reimbursement of monies used to house Immigration and Customs Enforcement (ICE) inmates

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Detention Operations☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Bureau of Justice Assistance under the State Criminal Alien Assistance Program (SCAAP) has approved a Federal Grant, Award Number 2004-AP-BX-0422, through the U.S. Department of Justice to the City of Las Vegas, Department of Detention and Enforcement, for establishing reimbursement of monies used to house ICE inmates (Immigration and Customs Enforcement) born outside the United States. A total of \$55,835 has been appropriated for this project. There will be no fiscal impact to the City of Las Vegas. No personnel costs will be incurred.

**RECOMMENDATION:**

Approve

**BACKUP DOCUMENTATION:**

1. Grant Application
2. Notification of Award

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$61,629,911.49

☒

**Budget Funds Available**

**Dept./Division:** Accounting Operations

☐

**Augmentation Required**

**Funding Source:** All Funds

**PURPOSE/BACKGROUND:**

In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

Summary of cash expenditures for the period 06/01/04 - 06/15/04

Total Services and Materials Checks	\$	15,780,375.73
Total Payroll Checks	\$	5,531,137.66
Total Wire Transfers	\$	40,318,398.10

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval to transfer \$111,000 in funding from the Fort Apache/Elkhorn Park project to the Patriot Park Lighted Tennis Court project (Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount:** \$111,000☒**Budget Funds Available****Dept./Division:** Finance and Business Services☐**Augmentation Required****Funding Source:** Parks and Leisure Activities CPF**PURPOSE/BACKGROUND:**

Addition funding in the amount of \$111,000 for the Patriot Park Lighted Tennis Court project is being requested to cover the cost of a new, lighted tennis court, placement of additional park signs and a concrete dedication plaque monument. Fort Apache/Elkhorn Park has uncosted, uncommitted residential construction tax funding of \$1,600,000 available for reallocation. Projects identified as complete will be removed and will not appear on the next published listing.

**RECOMMENDATION:**

Staff recommends a transfer of funds from the Fort Apache/Elkhorn Park project to the Patriot Park Lighted Tennis Court project in an amount totaling \$111,000.

**BACKUP DOCUMENTATION:**

Parks In Progress listing

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of the City of Las Vegas Debt Management Policy and Indebtedness Report as of June 30, 2004

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

NRS 350.013 requires that the City of Las Vegas file an annual debt management policy addressing the City's ability to afford existing debt, the capacity for future debt, the general obligation debt payable from ad valorem (property) taxes, and various other analyses. In compliance with this statute, the attached Debt Management Policy and Indebtedness Report is provided for your review and approval.

**RECOMMENDATION:**

Staff recommends approval of the Debt Management Policy and Indebtedness Reports.

**BACKUP DOCUMENTATION:**

1. City of Las Vegas Debt Management Policy - June 30, 2004
2. City of Las Vegas Indebtedness Reports - June 30, 2004

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

**1-958**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Special Event License for Miguel Garcia, Location: East Las Vegas Community Center, 250 North Eastern Avenue, Date: July 17, 2004, Type: Special Event Beer/Wine, Event: Wedding Reception, Responsible Person in Charge: Raul T. Basave - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a Special Event License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Special Event License for Dinos Lounge, Location: Funk House-Arts District, 1228 South Casino Center Boulevard, Dates: August 6, 2004 and September 14, 2004, Type: Special Event Beer/Wine/Cooler, Event: First Friday, Responsible Person in Charge: Kristin Bartolo - Ward 1 (Moncrief)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a Special Event License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Restricted Gaming License for 5 slots subject to confirmation of approval by the Nevada Gaming Commission, Shaista Yusof, dba 7-Eleven Food Store #20379D, 2416 Stewart Avenue, Shaista Yusof, Franchise Mgr - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Restricted Gaming License for 5 slots

**RECOMMENDATION:**

Recommend approval subject to confirmation of approval by the Nevada Gaming Commission

**BACKUP DOCUMENTATION:**

Map

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Slot Operator Space Lease Location Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, Westronics, db at Mario's Westside Market, 1960 Martin L. King Boulevard - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a Slot Operator Space Lease Location Restricted Gaming License for 7 slots

**RECOMMENDATION:**

Recommend approval subject to confirmation of approval by the Nevada Gaming Commission

**BACKUP DOCUMENTATION:**

Map

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Change of Location for a Slot Route Operator License, Sunset Coin, Inc., dba Sunset Coin, Inc., From: 740 South Decatur Boulevard, To: 5085 West Sahara Avenue, Suite 132, Bruce Becker, Dir, Pres, Ernest Becker, IV, Dir, VP, Barry Becker, Dir, Secy, Ernest Becker, III, Dir, Treas, Becker Gaming, Inc., 100% - County

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of Change of Location for a Slot Route Operator License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

NOTE: COUNCILMAN MACK disclosed for Item 13 that he is a consultant for SuperPawn, owned by his brother, Steven Mack, which is located near the site involved in Item 13. COUNCILMAN MACK indicated he would be voting, as his brother had not spoken to him regarding this request and he did not believe it would have any impact on SuperPawn shops.

**MINUTES:**

There was no discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a new Locksmith License, Marvin Rosen, dba Lo-Kost Lock & Key, 2525 Bottle Palm Court, Marvin Rosen, 100% - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of a new Locksmith License

**RECOMMENDATION:**

Recommend approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Change of Location for a Massage Establishment License subject to the provisions of the planning codes, Scott Zelensky, dba Pro Active Health Therapeutic Services, From: 7135 West Ann Road, Suite 110, To: 7473 West Lake Mead Boulevard, Suite 100, #119, Scott D. Zelensky, 100% - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of Change of Location for a Massage Establishment License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the planning codes

**BACKUP DOCUMENTATION:**

Map

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of award of Bid No. 040149-TG, Annual Requirements Contract for Video Detection Systems - Department of Public Works - Award recommended to: PHOENIX HIGHWAY PRODUCTS, INC. (Estimated annual amount of \$1,200,000 - General Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,200,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works

☐

**Augmentation Required**

**Funding Source:** General Fund

**PURPOSE/BACKGROUND:**

This request is for an annual requirements contract to purchase video detection systems used by Public Works Traffic Engineering and Field Operations Division.

PCC: A. Green

POC: Debra Lesan - (623) 434-0509

**RECOMMENDATION:**

That the City Council approve the award of Bid No. 040149-TG, Annual Requirements Contract for Video Detection Systems to Phoenix Highway Products from date of award through June 30, 2005 with four (4) one-year options to renew in the estimated annual amount of \$1,200,000.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

**1-958**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of issuance of a purchase order for seventeen (17) 2004 CNG Bi-Fueled Pick-up Trucks - Department of Field Operations - Award recommended to: FRIENDLY FORD (\$369,157 - Automotive Operations Internal Service Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$369,157☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** Automotive Operations ISF**PURPOSE/BACKGROUND:**

This request provides for the purchase of ten (10) 2004 CNG Bi-Fueled F150 Super Cab Pick-up Trucks and seven (7) 2004 CNG Bi-Fueled F150 Standard Cab Pick-up Trucks as replacement vehicles for the City Fleet to be used by the Department of Building & Safety.

This item is exempt from the competitive bidding process pursuant to NRS 332.146, exemptions to requirements for competitive bidding: auction, closeout and bankruptcy sales: sale of merchandise left after exhibition.

PCC: D. Rawski

POC: Bart Peterson - (702) 870-7221

CFN: 040387-DAR

**RECOMMENDATION:**

That the City Council approve the issuance of a purchase order for seventeen (17) 2004 CNG Bi-Fueled Pick-up Trucks to Friendly Ford in the amount of \$369,157.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of revision to purchase order 220558 for an annual requirements contract for AC Pavement Reconstruction - Department Field Operations - Award to: SOUTHERN NEVADA PAVING, INC. (\$300,000 - Public Works Capital Projects Fund) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$300,000☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** Public Works CPF**PURPOSE/BACKGROUND:**

On March 20, 2002, City Council approved the award of Bid Number 01.1762.05-RC to Southern Nevada Paving for an annual requirements contract for AC Pavement Reconstruction at various locations throughout the City of Las Vegas from date of award through March 31, 2003, with four (4) one-year options to renew. This revision is requested to increase funding by \$300,000 for a new estimated annual amount of \$1,103,820. This request is based on an increase in the annual requirements that the City has for this work.

PCC: L. E. Davis

POC: Richard Riddle - (702) 876-5226

**RECOMMENDATION:**

That the City Council approve the issuance of a revision to purchase order 220558 to Southern Nevada Paving, Inc. in the amount of \$300,000 for a revised total annual amount of \$1,103,820. The original contingency reserve set by Finance and Business Services will remain unchanged at \$396,181.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of award of Bid No. 04.15341.08-LED, Patriot Park Tennis Court Addition and Park Signage, 4050 Thom Blvd., and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CG&B ENTERPRISES, INC. (\$211,023 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount:** \$211,023☐**Budget Funds Available****Dept./Division:** Public Works☒**Augmentation Required****Funding Source:** Parks and Leisure Activities CPF**PURPOSE/BACKGROUND:**

This project consists of the construction of a new, lighted tennis court, placement of additional park signs and a concrete dedication plaque monument at Patriot Park located at 4050 Thom Blvd.

PCC: L. E. Davis

POC: Michael J. McComb - (702) 565-6564

**RECOMMENDATION:**

That City Council approve the award of Bid No. 04.15341.08-LED, Patriot Park Tennis Court Addition to CG&B Enterprises, Inc. in the amount of \$211,023 and approve a construction conflicts and contingency reserve of \$21,102. Authority to execute contract is given to Purchasing Manager per R-88-2004.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of revision to purchase order 220562 for an annual requirements contract for Slurry Seal - Department of Field Operations - Award to: INTERMOUNTAIN SLURRY SEAL, INC. (\$200,000 - Public Works Capital Projects Fund) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$200,000☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** Public Works CPF**PURPOSE/BACKGROUND:**

On March 6, 2002, City Council approved the award of Bid Number 02.1762.01-RC to Intermountain Slurry Seal, Inc. for an annual requirements contract for slurry seal at various locations throughout the City of Las Vegas from date of award through March 31, 2003, with four (4) one-year options to renew. This revision is requested to increase funding by \$200,000 for a new estimated annual amount of \$1,647,677. This request is based on an increase in the annual requirements that the City has for this work.

PCC: L. E. Davis

POC: Kathleen Kenan - (831) 724-1011

**RECOMMENDATION:**

That the City Council approve the issuance of a revision to purchase order 220562 to Intermountain Slurry Seal, Inc. in the amount of \$200,000 for a revised total annual amount of \$1,847,677. The original contingency reserve set by Finance and Business Services will remain unchanged at \$164,768.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Modification No. 1 to Contract No. 040120, Consulting Services Contract Northwest Regional Open Space Plan - Department of Planning and Development - Award to: GREENWAYS, INC. (\$144,920 - Parks and Leisure Activities Capital Projects Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$144,920☒**Budget Funds Available****Dept./Division:** Planning and Development☐**Augmentation Required****Funding Source:** Parks and Leisure Activities CPF**PURPOSE/BACKGROUND:**

This Modification No. 1 adds to the scope of work for the design and development of a city-wide multi-use trails system. Greenways, Inc. is currently assisting in the development of the Northwest Regional Open Space Plan and this new work augments the current planning efforts.

This requirement is exempt from competitive bidding process pursuant to NRS 332.155.1(b), professional services.

PCC: Denise Kaplan

POC: Charles A. Flink II - (919) 464-8448

**RECOMMENDATION:**

That the City Council approve the award of Modification No. 1 to Contract No. 040120, Consulting Services Contract Northwest Regional Open Space Plan to Greenways, Inc. in an amount not to exceed \$144,920. Authority to execute modification is given to the Purchasing Manager per R-88-2004.

**BACKUP DOCUMENTATION:**

Certificate - Disclosure of Ownership/Principals

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of award of Bid No. 040339-DAR, 72" Front Flail Deck Riding Mower - Department of Field Operations - Award recommended to: RHINO'S TURF EQUIPMENT (\$72,600 - Automotive Operations Internal Service Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$72,600

☒

**Budget Funds Available**

**Dept./Division:** Field Operations

☐

**Augmentation Required**

**Funding Source:** Automotive Operations ISF

**PURPOSE/BACKGROUND:**

This request will allow for the purchase of four (4) 72" Front Flail Deck Riding Mowers for use by the Parks & Open Spaces Division, as well as facilitate the purchase of additional mowers, if needed, through model year availability under the open end contract provision.

PCC: D. Rawski

POC: Rhine Preas - (702) 395-8081

**RECOMMENDATION:**

That the City Council approve the award of Bid No. 040339-DAR, 72" Front Flail Deck Riding Mower to Rhino's Turf Equipment in the amount of \$72,600.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

**1-958**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of rejection of bid and award of Bid No. 040330-DAR, Scrubber/Sweeper with Trailer - Department of Field Operations - Award recommended to: H & E EQUIPMENT (\$46,493.75 - Automotive Operations Internal Service Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$46,493.75☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** Automotive Operations ISF**PURPOSE/BACKGROUND:**

This request will allow the purchase of one scrubber/sweeper with trailer for use by the Streets and Sanitation Division for use at Fremont Street and parking garages, as well as facilitate the purchase of additional scrubber/sweeper with trailer, if needed, through model year availability under the open end contract provision.

The apparent low bidder, Alto U.S., Inc., failed to meet the minimum requirements of the technical specifications; deeming their bid as non-responsive.

PCC: D. Rawski

POC: Lee Tonan - (702) 303-7501

**RECOMMENDATION:**

That the City Council approve the rejection of bid submitted by Alto U.S., Inc. as non-responsive and approve the award of Bid No. 040330-DAR, Scrubber/Sweeper with Trailer to H & E Equipment in the amount of \$46,493.75.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of issuance of a purchase order for an annual requirements contract for MacIntosh Computers - Department of Information Technologies - Award recommended to: APPLE COMPUTER, INC. (Estimated annual amount of \$30,000 - Computer Services Internal Service Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$30,000

☒

**Budget Funds Available**

**Dept./Division:** Information Technologies

☐

**Augmentation Required**

**Funding Source:** Computer Services ISF

**PURPOSE/BACKGROUND:**

This request provides for an annual requirements contract for MacIntosh computers for Information Technologies' capital replacement program.

This purchase is exempt from competitive bidding pursuant to NRS 332.115.1(g), hardware and associated peripheral equipment and devices for computers.

PCC: G. Leaf

POC: Bill Shier - (800) 462-7753, ext. 42854

CFN: 030353-LW

**RECOMMENDATION:**

That the City Council approve the issuance of a purchase order for an annual requirements contract for MacIntosh computers to Apple Computer, Inc. from date of award through June 30, 2005 in the estimated amount of \$30,000 with annual renewals as long as the bidding exception applies.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of issuance of a purchase order for an annual requirements contract for an Automatic Location Identification Service - Department of Fire and Rescue - Award recommended to: SPRINT (Estimated annual amount of \$29,000 - Fire Communication Internal Service Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$29,000☒**Budget Funds Available****Dept./Division:** Fire and Rescue☐**Augmentation Required****Funding Source:** Fire Communication ISF**PURPOSE/BACKGROUND:**

This request provides for an annual requirements contract for an Automatic Location Identification service for use by the Department of Fire and Rescue Communication Center.

This purchase is exempt from competitive bidding per NRS 332.115.1(a), items which may only be contracted from a sole source.

PCC: K. Falline

POC: Stephen Hanik - (702) 244-3355

CFN: 030338-GL

**RECOMMENDATION:**

That the City Council approve the issuance of a purchase order for an annual requirements contract for an Automatic Location Identification service to Sprint in the estimated annual amount of \$29,000 from May 15, 2004 through May 14, 2005, with three (3) one-year renewal options.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of award of Bid No. 040274-DAR, Demolition of City Hall Jail, 400 Stewart Ave. and approve the construction conflicts and contingency reserve set by Finance and Business Services - Department of Field Operations - Award recommended to: C & W ENTERPRISES, INC. (\$28,000 - City Facilities Capital Projects Fund) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$28,000☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** City Facilities CPF**PURPOSE/BACKGROUND:**

This project consists of the demolition of the City Hall Jail located at 400 Stewart Ave. Work includes the removal of all steel, metal, and block walls as designated.

PCC: D. Rawski

POC: Tony Moreno - (702) 732-8961

**RECOMMENDATION:**

That the City Council approve the award of Bid No. 040274-DAR, Demolition of City Hall Jail to C & W Enterprises, Inc. in the amount of \$28,000 and approve construction conflicts and contingency reserve of \$2,800. Authority to execute contract is given to the Purchasing Manager per R-88-2004.

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FIRE & RESCUE**

**DIRECTOR: DAVID L. WASHINGTON**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Interlocal Agreement between the City of Las Vegas and the County of Clark for the pass-through of \$4,905 grant funding for hazardous material training equipment for firefighters - All Wards

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This Interlocal Agreement between the City of Las Vegas and the County of Clark will facilitate the pass-through of \$4,905.00 grant funding to the city to purchase hazardous materials training equipment for firefighters. The source of the funding is the 2004/2005 State Emergency Response Commission (SERC) grant program.

**RECOMMENDATION:**

Las Vegas Fire & Rescue recommends approval.

**BACKUP DOCUMENTATION:**

Interlocal Agreement

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: FIRE & RESCUE**

**DIRECTOR: DAVID L. WASHINGTON**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Interlocal Contract between the Department of Public Safety and Las Vegas Fire & Rescue to allow our Arson/Bomb Unit access to the Nevada Criminal Justice Information System - All Wards

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The Interlocal Contract between the Department of Public Safety and Las Vegas Fire & Rescue would allow our Arson/Bomb Unit access to the Nevada Criminal Justice Information System and the State's Law Enforcement Message Switch. This is a computerized message switching service which provides an automated exchange of law enforcement, criminal justice, public safety, motor vehicle, and drivers license information to all authorized system users.

**RECOMMENDATION:**

Las Vegas Fire & Rescue recommends approval, with authorization for the department to execute the agreement.

**BACKUP DOCUMENTATION:**

Interlocal Contract Between Public Agencies

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: HUMAN RESOURCES**

**DIRECTOR: F. CLAUDETTE ENUS**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of City's property damage fire insurance policy on buildings, contents, outside equipment, boiler and machinery for FY2005 with Marsh USA, Inc. (\$251,019 - Self-insurance Liability Trust Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$251,019

☒

**Budget Funds Available**

**Dept./Division:** Human Resources/Insurance Svcs

☐

**Augmentation Required**

**Funding Source:** Self-Insurance Liability Trust Fund

**PURPOSE/BACKGROUND:**

In order to provide coverage to the City of Las Vegas for fire and other perils for buildings, contents, leased property, outside equipment, boiler/machinery and domestic and foreign terrorism acts for FY2005.

**RECOMMENDATION:**

It is recommended that the Fire Insurance Policy be approved.

**BACKUP DOCUMENTATION:**

Proposal

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: MUNICIPAL COURT****DIRECTOR: JAMES P. CARMANY**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of annual purchase order for court appointed conflict of interest defense counsel representative services for Municipal Court (Annual aggregate amount of \$29,110 - General Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$29,110☒**Budget Funds Available****Dept./Division:** Municipal Court/PD☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

This request provides for court appointed conflict of interest defense counsel representative services for indigent defendants charged with misdemeanors in Municipal Court during the period of July 1, 2004 through June 30, 2005.

This request is exempt from competitive bidding requirements pursuant to NRS 332.115.1(b), Professional Services.

During the contract period, additional individual court appointed conflict of interest defense counsel representatives may be added to provide service as required.

**RECOMMENDATION:**

That the City Council approve annual purchase order for court appointed conflict of interest defense counsel representative services and that the Court Administrator be authorized to execute contracts with said individuals in the aggregate annual amount of \$29,110.

**BACKUP DOCUMENTATION:**

Agenda Memo - Court Appointed Conflict of Interest Defense Counsel Representative Services List

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Eighth Supplemental Interlocal Contract LAS.09.L.98 - Freeway Channel System - Alta Drive to Sahara Avenue between the City of Las Vegas and the Clark County Regional Flood Control District to reduce funding (\$450,000 reduction - Clark County Regional Flood Control District) - Wards 1, 3 and 5 (Moncrief, Reese and Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:** \$450,088 reduction

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Eighth Supplemental Interlocal Contract will reduce funding for the Freeway Channel System - Alta Drive to Sahara Avenue. The Clark County Regional Flood Control District approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$2,877,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Eighth Supplemental Interlocal Contract LAS.09.L.98

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED under separate actions** (see individual items)

**Item 65: ABEYANCE to 7/21/2004 under separate action** (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Fourth Supplemental Interlocal Contract LAS.17.D.04 for construction of the Las Vegas Wash - Rancho Drive System (Carey/Lake Mead Detention Basin to Peak Drive) between the City of Las Vegas and the Clark County Regional Flood Control District to reduce funding (\$441,000 reduction - Clark County Regional Flood Control District) - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:** \$441,000 reduction

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Fourth Supplemental Interlocal Contract will reduce funding for the Las Vegas Wash - Rancho Drive System (Carey/Lake Mead Detention Basin to Peak Drive). The Clark County Regional Flood Control District approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$6,350,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Fourth Supplemental Interlocal Contract LAS.17.D.04

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED under separate actions** (see individual items)

**Item 65: ABEYANCE to 7/21/2004 under separate action** (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Fourth Supplemental Participation Contract LAS.16.B.99 - Rancho Road System/Centennial Parkway to Rancho Detention Basin (US 95 Channel) between the City of Las Vegas and the Clark County Regional Flood Control District to reduce funding (\$600,000 reduction - Clark County Regional Flood Control District) - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:** \$600,000 reduction

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Clark County Regional Flood Control District

**PURPOSE/BACKGROUND:**

Fourth Supplemental Interlocal Contract will reduce funding for the Rancho Road System/Centennial Parkway to Rancho Detention Basin. The Clark County Regional Flood Control District approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$1,356,930.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Fourth Supplemental Participation Contract LAS.16.B.99

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of First Supplemental Interlocal Contract LAS.09.T.04 - Freeway Channel, Charleston Lateral between the City of Las Vegas and the Clark County Regional Flood Control District to increase total project funding (\$420,000 - Clark County Regional Flood Control District) - Wards 1 and 2 (Moncrief and Vacant)

**Fiscal Impact**☐**No Impact****Amount:** \$420,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Clark County Regional Flood Control District**PURPOSE/BACKGROUND:**

First Supplemental Interlocal Contract will increase funding for the Freeway Channel Charleston Lateral. It is necessary to increase funding due to increased construction and construction management costs. The Clark County Regional Flood Control District approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$4,414,680.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

First Supplemental Interlocal Contract LAS.09.T.04

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Second Supplemental Interlocal Contract LAS.10.T.02 for construction of Gowan North System Phase III (Alexander Road to Lone Mountain Road) between the City of Las Vegas and the Clark County Regional Flood Control District to increase total project funding (\$1,571,000 - Clark County Regional Flood Control District) - Ward 4 (Brown)

**Fiscal Impact**☐**No Impact****Amount:** \$1,571,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Clark County Regional Flood Control District**PURPOSE/BACKGROUND:**

Second Supplemental Interlocal Contract will increase funding for the construction of Gowan North System - Phase III (Alexander Road to Lone Mountain Road). Additional funding is necessary due to bids being considerably higher than the engineers estimate. The Clark County Regional Flood Control District approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$7,383,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Second Supplemental Interlocal Contract LAS.10.T.02

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Interlocal Contract #470 - Summerlin Parkway, I-215 to US-95 between the City of Las Vegas and the Regional Transportation Commission to design, purchase right-of-way, perform construction inspection and construct roadway improvements (\$13,200,000 - Regional Transportation Commission) - Wards 2 and 4 (Vacant and Brown)

**Fiscal Impact**☐**No Impact****Amount:** \$13,200,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Regional Transportation Commission**PURPOSE/BACKGROUND:**

Interlocal Contract #470 will provide funding for the design, right-of-way, construction inspection and construction of Summerlin Parkway, I-215 to US-95. The basic improvements will include structural improvements to the existing pavement section, roadway improvements, drainage improvements, traffic signals, pavement markings and signing. The Regional Transportation Commission approved this contract at their May 20, 2004 board meeting. Total cost of this project shall not exceed \$13,200,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract #470

**MOTION:****REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused****MINUTES:**

Under Item 3, COUNCILMAN WOLFSON requested this matter be brought forward.

RICHARD GOECKE, Director, Public Works Department, indicated this matter involves funding for widening Summerlin Parkway, which will add two lanes in each direction. One will be a regular lane and the other a high-occupancy vehicle lane. The consulting agreement will be presented for Council's consideration at a later date. G.C. Wallace is doing the design.

COUNCILMAN MACK asked if the modifications and improvements that will be turned over to the State will include sound walls and whether they will be nice. MR. GOECKE responded that sound walls are planned, but the City will have to coordinate aesthetics, as well as how long this project will take to get underway.

CITY COUNCIL MEETING OF JULY 7, 2004

Consent – Public Works

Item 36 - [Approval of Interlocal Contract #470 - Summerlin Parkway, I-215 to US-95 between the City of Las Vegas and the Regional Transportation Commission to design, purchase right-of-way, perform construction inspection and construct roadway improvements \(\\$13,200,000 - Regional Transportation Commission\) - Wards 2 and 4 \(Vacant and Brown\)](#)

**MINUTES – Continued:**

COUNCILMAN BROWN noted there are two other projects for the area that should be underway within the next 60 days. These will eliminate a lot of traffic.

MR. GOECKE indicated to COUNCILMAN WOLFSON that his staff would be meeting with him regarding the list of projects for Ward 2.

(9:52 – 9:56)

**1-1030**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Fourth Supplemental Interlocal Contract LAS.16.C.99 - Rancho Road System, Centennial Parkway to Rancho Detention Basin between the City of Las Vegas and the Clark County Regional Flood Control District to extend the date of completion - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Work/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Fourth Supplemental Interlocal Contract LAS.16.C.99 will extend the date of completion to February 8, 2005 for Rancho Road System, Centennial Parkway to Rancho Detention Basin. Extension will allow time to complete any construction conflicts. The Clark County Regional Flood Control District approved this contract at their June 10, 2004 board meeting.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Fourth Supplemental Interlocal Contract LAS.16.C.99

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Interlocal Contract LLD.09.A.04 for Local Drainage Improvements in Bruce Street Storm Drain between the City of Las Vegas and the Clark County Regional Flood Control District (\$295,700 - Clark County Regional Flood Control District) - Ward 3 (Reese)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$295,700

☒

**Budget Funds Available**

**Dept./Division:** Public Work/City Engineer

☐

**Augmentation Required**

**Funding Source:** Clark County Regional Flood Control District

**PURPOSE/BACKGROUND:**

Interlocal Contract LLD.09.A.04 will provide funding for Local Drainage Improvements in Bruce Street Storm Drain. Basic improvements shall consist of flood water facilities including pipes, channels, dikes, energy dissipaters, channel structures, channel access and other appurtenances as may be necessary to control floodwaters. The Clark County Regional Flood Control District approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$591,400.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract for Local Drainage Improvements LLD.09.A.04

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Interlocal Contract for Local Drainage Improvements in Brush Street Storm Drain (LLD.12.A.04) between the City of Las Vegas and the Clark County Regional Flood Control District (\$187,500 - Clark County Regional Flood Control District) - Ward 1 (Moncrief)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$187,500

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Clark County Regional Flood Control District

**PURPOSE/BACKGROUND:**

Interlocal Contract LLD.12.A.04 will provide funding for Local Drainage Improvements in Brush Street Storm Drain, basic improvements shall consist of flood water facilities including pipes, channels, dikes, energy dissipaters, channel structures, channel access and other appurtenances as may be necessary to control floodwaters. The Clark County Regional Flood Control District approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$375,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract for Local Drainage Improvements LLD.12.A.04

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a First Supplemental Interlocal Contract for Annual Maintenance Work Program for Fiscal Year 2003-2004 between the City of Las Vegas and the Clark County Regional Flood Control District (\$200,000 - Clark County Regional Flood Control District) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$200,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Clark County Regional Flood Control District**PURPOSE/BACKGROUND:**

This First Supplemental Interlocal Contract for the FY 2003-2004 Maintenance Work Program will increase total project funding. Additional funding is needed due to clean up after the August 2003 rainstorm and to complete work in progress in the Las Vegas Wash. The Clark County Regional Flood Control District approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$1,563,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

First Supplemental Interlocal Contract Annual Maintenance Work Program

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Interlocal Contract for Annual Maintenance Work Program for Fiscal Year 2004-2005 between the City of Las Vegas and the Clark County Regional Flood Control District (\$1,403,000 - Clark County Regional Flood Control District) - All Wards

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,403,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Clark County Regional Flood Control District

**PURPOSE/BACKGROUND:**

Interlocal Contract for the FY 2004-2005 Maintenance Work Program will provide funding for maintenance of flood control facilities. The basic maintenance to the facilities will be in accordance with performance standards set forth in the current district Operations and Maintenance Manual. The Clark County Regional Flood Control District approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$1,403,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract Annual Maintenance Program

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of First Supplemental Interlocal Contract #469a - Elkhorn Road Overpass at US-95 between the City of Las Vegas and the Regional Transportation Commission (\$260,000 - Regional Transportation Commission) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$260,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Regional Transportation Commission

**PURPOSE/BACKGROUND:**

First Supplemental Interlocal Contract #469a - Elkhorn Road Overpass at US-95 will provide funding to add right-of-way acquisition and right-of-way other to the scope of the project. The Regional Transportation Commission approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$12,000,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

First Supplemental Interlocal Contract #469a

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Interlocal Contract #472 - Arterial ITS Interconnect Conduit Project for Fiscal Year 2005 between the City of Las Vegas and the Regional Transportation Commission (\$963,000 - Regional Transportation Commission) - All Wards

**Fiscal Impact**☐**No Impact****Amount:** \$963,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Regional Transportation Commission**PURPOSE/BACKGROUND:**

Interlocal Contract #472 - Arterial ITS Interconnect Conduit Project FY 2005 will provide funding for improvements associated with the 2005 Annual Restoration and Preservation Projects. The basic improvements may include underground traffic conduit, pull boxes and cable as needed to support the ITS network to avoid future cuts in the new pavement surfaces. The Regional Transportation Commission approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$963,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract #472

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Interlocal Contract #474 - Arterial Restoration and Preservation Projects for Fiscal Year 2005 between the City of Las Vegas and the Regional Transportation Commission (\$4,081,000 - Regional Transportation Commission) - All Wards

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$4,081,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Regional Transportation Commission

**PURPOSE/BACKGROUND:**

Interlocal Contract #474 - Arterial Restoration and Preservation Projects FY 2005 will provide funding for improvements associated with the 2005 Annual Restoration and Preservation Projects. The basic improvements may include crack sealing, concrete repairs, pavement and base failure reconstructions, pavement resurfacing and re-profiling and traffic striping as necessary. The Regional Transportation Commission approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$4,081,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract #474

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Interlocal Contract #475 - Martin L. King Boulevard/Palomino Lane to Carey Avenue between the City of Las Vegas and the Regional Transportation Commission (\$2,825,000 - Regional Transportation Commission) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$2,825,000☒**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:** Regional Transportation Commission**PURPOSE/BACKGROUND:**

Interlocal Contract #475 will provide funding for improvements to Martin L. King Boulevard, Palomino Lane to Carey Avenue. These improvements will widen Martin L. King Boulevard from 4 lanes to 6 lanes. The basic improvements will result in roadway improvements, drainage improvements, traffic signals, median islands and/or median access according to adjacent land use, pavement markings and signing. The Regional Transportation Commission approved this contract at their June 10, 2004 board meeting. Total cost of this project shall not exceed \$2,825,000.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Contract #475

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Interlocal Agreement #109362 with the Las Vegas Valley Water District for construction and funding of water facilities as part of the Durango Drive Improvement Project - Centennial Parkway to Tropical Parkway - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City of Las Vegas is currently designing roadway and flood control improvements on Durango Drive from Centennial Parkway to Tropical Parkway. This interlocal agreement will provide funding for the construction and contract administration of the water facilities associated with this project.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Interlocal Agreement #109362

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Non-Refundable Contribution in Aid of Construction Agreement with Nevada Power Company for utility relocation work on the Holmby Channel Drainage Improvement Project located in Holmby Avenue between Monte Cristo Way and Rainbow Boulevard (\$13,431 - City of Las Vegas Nominal Drainage Fund/\$13,431 - Clark County Regional Flood Control District) - Ward 1 (Moncrief)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$26,862

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** CLV Nominal Drainage Fund/Clark County Regional Flood Control District

**PURPOSE/BACKGROUND:**

The City is required to pay Nevada Power Company a non-refundable tax on the estimated cost of the labor and material that the utility will expend to relocate their existing facilities in order to accommodate the construction of the Holmby Channel Drainage Improvements in Holmby Avenue between Monte Cristo Way and Rainbow Boulevard. Payment of the tax is mandated by Section 118 the Internal Revenue Code as amended by the Tax Reform Act of 1986.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Non-Refundable Contribution in Aid of Construction Agreement

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Professional Services Agreement with Kleinfelder Inc. for Materials Testing and Inspection Services on the Anasazi Overpass at Summerlin Parkway Project (\$270,000 - Regional Transportation Commission) - Ward 2 (Vacant)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$270,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Regional Transportation Commission

**PURPOSE/BACKGROUND:**

The project is for the construction of the Anasazi Drive Interchange at Summerlin Parkway, mainline grading, asphalt paving, bridge structure at Anasazi Drive, plantmix bituminous surface on ramps and on Anasazi Drive, drainage facilities and ancillary features.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Professional Services Agreement

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Dedication from the City of Las Vegas for a portion of the Southwest Quarter of Section 25, Township 20 South, Range 60 East, Mount Diablo Meridian, for rights-of-way located on the north side of Silver Sky Drive approximately 630 feet west of Cimarron Road, APN 138-28-401-014 – Ward 2 (Vacant)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval to file a Right-of-Way Grant with the Bureau of Land Management for roadway, sanitary sewer, drainage and streetscape amenity purposes on portions of land lying within the Southeast Quarter of Section 11, the East Half of Sections 14 and 23, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 19 South, Range 59 East, Mount Diablo Meridian, generally located along the west side of the Puli Road alignment between the Centennial Parkway alignment and the Grand Teton Drive alignment, and the south side of the Centennial Parkway alignment east of the Puli Road alignment, APNs 126-11-000-001, 126-14-000-001, 126-23-000-001, 126-25-201-001 and 126-26-000-001 - County

**Fiscal Impact**

☒

**No Impact**

☐

**Budget Funds Available**

☐

**Augmentation Required**

**Amount:**

**Dept./Division:** Public Works/City Engineer

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval to file a Right-of-Way Grant with the Bureau of Land Management for roadway, sanitary sewer, drainage and streetscape amenity purposes on portions of land lying within the Northeast Quarter of Section 1, Township 20 South, Range 59 East, Mount Diablo Meridian, generally located south of the Lone Mountain Road alignment, east of the Barden Road alignment, APN 137-01-501-001 – County

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Relocation and Settlement Agreement with Viacom Outdoor, Inc. for relocating a billboard sign in conflict with the Elkhorn/US95 Overpass project (\$50,000 - Regional Transportation Commission) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$50,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** Regional Transportation Commission

**PURPOSE/BACKGROUND:**

The Elkhorn/US95 Overpass project necessitates the relocation of an existing billboard sign, which is located at the northwest corner of US95 and Elkhorn Road. The relocated sign will be approximately 100' northwesterly of the original site and clear of the road project. Also, refer to Agenda Item #27, City Council meeting of January 22, 2003, whereby approval was given to relocate billboard signs for this project.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Relocation and Settlement Agreement
2. Submitted at meeting: Written Opinion Memorandum from Deputy City Attorney Scott regarding Items 52, 110, 119, 121, 142, and 153 (filed under Item 3)

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Amendment No. 2 to Highway Agreement No. P285-99-010 with the Nevada Department of Transportation for the design, right-of-way acquisition, construction and construction management of the Elkhorn Road Grade Separation (Overpass) Project over US 95 (\$7,578,947.37 - Federal Highway Administration, Nevada Department of Transportation, and Surface Transportation Program Funds in the Regional Transportation Commission Transportation Improvement Program) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$7,578,947.37

☒

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:** FHWA, NDOT, RTC STP TIP

**PURPOSE/BACKGROUND:**

The City desires to construct the Elkhorn Road Grade Separation (Overpass) over US 95. The cost associated with this agreement is \$7,578,947.37.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Amendment No. 2 to Highway Agreement P285-99-010

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of an Encroachment Request from Tetra Tech, Incorporated, on behalf of Kimball Hill Homes Nevada, Incorporated, owner (Tee Pee Lane between Deer Springs Way and Bath Drive) - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The proposed Encroachment shall consist of an approximate 7.5' wide area of landscaping on the west side of Tee Pee Lane between Deer Springs Way and Bath Drive consisting of trees, shrubs, ground cover, and an irrigation system to meet Town Center Landscaping Requirements for the proposed Arroyo Canyon subdivision. If approved, the applicant will be required to sign an Encroachment Agreement which has conditions of maintenance, liability, and removal.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Copy of Encroachment Exhibit "A" (Tee Pee Lane typical section and vicinity map)
2. Copy of Encroachment Exhibit "B" (Tee Pee Lane between Deer Springs Way and Bath Drive)

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of an Encroachment Request from EN Engineering on behalf of Wal-Mart Stores, Incorporated, owner (Lake Mead Boulevard west of Jones Boulevard) - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed Encroachment shall consist of an approximate 5' wide area of landscaping on the south side of Lake Mead Boulevard extending approximately 140' along the property line consisting of shrubs, ground cover, and an irrigation system for a proposed Wal-Mart Neighborhood Market. If approved, the applicant will be required to sign an Encroachment Agreement which has conditions of maintenance, liability, and removal.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Copy of Encroachment Exhibit "A" (Lake Mead Boulevard west of Jones Boulevard)
2. Copy of Encroachment Exhibit "B" (Lake Mead Boulevard typical section and vicinity map)

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - David Alan Guerra and Kaori S. Guerra, owners (west of Tenaya Way, south of Haley Avenue, APN 125-22-203-007) - County (near Ward 6 - Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect a single family dwelling located west of Tenaya Way, south of Haley Avenue. The owners propose to extend and connect to an existing 8" sewer line located in Haley Avenue. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

**RECOMMENDATION:**

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Thomas M. Champion and Kathleen Champion, owners (northeast corner of Pioneer Road and Elkhorn Road, APN 125-15-404-011) - County (near Ward 6 - Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/City Engineer

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This request is to connect a single family dwelling located on the northeast corner of Pioneer Way and Elkhorn Road. The owners propose to connect to an existing 15" sewer line located in Elkhorn Road. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement." This property is within ghte Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

**RECOMMENDATION:**

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Anthony H. Emin and Cathy Emin, owners (southeast corner of Red Coach Avenue and Campbell Road, APN 138-05-202-001) - County (near Ward 4 - Brown)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect a single family dwelling located on the southeast corner of Red Coach Avenue and Campbell Road. The owners propose to connect to the existing 8" sewer line located in Red Coach Avenue. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

**RECOMMENDATION:**

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

**BACKUP DOCUMENTATION:**

Agenda Memo

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a First Amendment to a Professional Services Agreement with Lucchesi Galati Associates Architects, Inc. for additional design services for Centennial Hills Leisure Center located at Buffalo Drive and Deer Springs Way (\$435,000 - 1999 Recreation Bonds and Deer Springs Park Phase II Fund Balance Carryover) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount:** \$435,000☒**Budget Funds Available****Dept./Division:** Public Works/Eng.Integration☐**Augmentation Required****Funding Source:** 1999 Recreation Bonds and Deer Springs Park Phase II Fund Balance Carryover**PURPOSE/BACKGROUND:**

Based on preferred programming options and inclusion of an indoor aquatics facility, the project scope is increased beyond the scope included in the original contract. This contract amendment includes the additional design and construction phase services related to the increase in project scope.

**RECOMMENDATION:**

That the City Council approve the First Amendment to a Professional Services Agreement with Lucchesi Galati Associates Architects, Inc. for additional design services of Centennial Hills Leisure Center in the amount of \$435,000.

**BACKUP DOCUMENTATION:**

First Amendment to Professional Services Agreement

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

Approval of Amendment No. 2 to Consultant Agreement with HDR, Inc. to provide engineering and construction services to improve security, support operations and optimize the existing plant processes at the Water Pollution Control Facility (WPCF) (\$2,672,177 - Sanitation Fund) - County

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$2,672,177

☒

**Budget Funds Available**

**Dept./Division:** Public Works/Environmental

☐

**Augmentation Required**

**Funding Source:** Sanitation Fund

**PURPOSE/BACKGROUND:**

The City desires to extend the engineering and construction services for this project to include several process enhancements (including digester gas utilization study) and Phase II of the security improvements recommended in the Vulnerability Assessment, implementation of existing power monitoring equipment as recommended in the energy audit, development and implementation of an online operations and maintenance information system, preparation of an impact study and an update to the existing facility plan, and discretionary engineering services to support Operations at the WPCF.

**RECOMMENDATION:**

The Director of Public Works recommends that the City Council approve this second amendment to the Professional Services Agreement with HDR Inc.

**BACKUP DOCUMENTATION:**

Amendment No. 2 to Consultant Agreement

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-111-2004** - Approval of a Resolution directing the City Treasurer to prepare the Forty-Third Assessment Lien Apportionment Report for Special Improvement District No. 404 Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of street, water, sanitary sewer, storm sewer, curb and gutter project. Parcel is located in Mira Villa - Unit 2, Unit 3, and Unit 4.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-111-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-112-2004** - Approval of a Resolution approving the Forty-Third Assessment Lien Apportionment Report for Special Improvement District No. 404 Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of street, water, sanitary sewer, storm sewer, curb and gutter project. Parcel is located in Mira Villa - Unit 2, Unit 3, and Unit 4.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-112-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-113-2004** - Approval of a Resolution directing the City Treasurer to prepare the Sixty-Second Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Palmilla at The Vistas.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-113-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 &70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-114-2004** - Approval of a Resolution approving the Sixty-Second Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Palmilla at The Vistas.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-114-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 &70: APPROVED under separate actions** (see individual items)

**Item 65: ABEYANCE to 7/21/2004 under separate action** (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-115-2004** - Approval of a Resolution Awarding Bid for Special Improvement District No. 1502 - Grand Montecito Parkway (Centennial Parkway to Elkhorn Road) (\$3,324,818.11 - Capital Projects Fund/Special Assessments) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$3,324,818.11

☒

**Budget Funds Available**

**Dept./Division:** Public Works/SID

☐

**Augmentation Required**

**Funding Source:** Capital Projects Fund/Special Assessments

**PURPOSE/BACKGROUND:**

Grand Montecito Parkway is part of the Town Center loop road system and is funded 100% by the Special Improvement District. The project will include installation of full width pavement, median islands, storm drain facilities, curb and gutter, streetlights, commercial driveways, fire hydrants, sewer mains and laterals, and water mains and laterals. The SID will be paid over a 20-year period. The basis of assessment is frontage.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-115-2004

**MOTION:**

**MACK – ABEYANCE to 7/21/2004 incorporating CITY ATTORNEY JERBIC’S comments regarding the receipt of the acceptable letter from the contractor that 1) relieves the City of any delay damages due to a continuance, and 2) acknowledges that the contract might be cancelled, as a result of the lawsuit, despite the City’s best efforts; and authorizing CITY ATTORNEY JERBIC to cancel the contract if a letter is not received from the contractor by Friday, July 9, 2004, at 5:00 p.m.**

NOTE: Subsequent to this meeting, CITY ATTORNEY JERBIC indicated that this matter would not appear on the July 21, 2004, City Council Meeting due to non-receipt of the letter from Diamond Construction by July 9, 2004, at 5:00 p.m., as stated.

CITY COUNCIL MEETING OF JULY 7, 2004

Consent – Resolutions

Item 65 – R-115-2004

**MINUTES:**

CITY ATTORNEY JERBIC indicated that approval would allow Diamond Construction to go forward with improvements. However, on June 25, 2004, Triple Five Nevada Development Corporation sued the City regarding construction of those improvements because it is seeking a different alignment. As a result of that lawsuit, the City is not going to be able to sell the bonds for SID 1502. His staff is trying to resolve the issue with the parties involved and has asked for a two-week extension for Diamond Construction at no cost to the City to try to resolve this matter. His office made that request in writing, but Diamond Construction would not be responding until that afternoon. Therefore, CITY ATTORNEY JERBIC requested the Council trail this matter to the beginning of the afternoon session, pending an answer from Diamond Construction.

When this item was heard during the afternoon session, CITY ATTORNEY JERBIC explained that Diamond Construction requested a written explanation detailing why the extension is necessary. The contractor informed him that calls must be placed to the subcontractors before a response could be made and that a response would not be forthcoming before the close of the July 7<sup>th</sup> Council meeting. Because of this, MR. JERBIC suggested a motion from the Council to hold the item in abeyance for two weeks contingent upon the receipt of an acceptable letter that relieves the City of delay damages for the continuance and which acknowledges that in spite of the best efforts of the City, the contract may still be cancelled as a result of the lawsuit. Should the City not receive such letter by 5:00 p.m. Friday, July 9, 2004, the City Attorney's office would seek authorization from the Council to cancel the contract.

COUNCILMAN MACK asked staff to explain the contingency plan should the contract be cancelled. He expressed his displeasure over the current situation and hoped it could be resolved in a timely manner. CITY ENGINEER CHARLIE KAJKOWSKI indicated a meeting is scheduled with school district representatives to discuss any issues that could hinder a smooth opening on September 7, 2004. He stated there is a contingency plan in place to allow for the installation of temporary paving if necessary, so the school will have a hard surface when it opens.

(9:56 – 9:58)\(1:31 – 1:34)

**1-1167\4-4**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-116-2004** - Approval of a Resolution Making Provisional Order and Directing that Notice of Public Hearing thereon be given for Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Installation of streetlights. The project is located within the Sierra Oeste subdivision south of Lake Mead Boulevard between Jones Boulevard and Torrey Pines Drive. The preliminary estimated total cost of the project is \$72,000.

**RECOMMENDATION:**

It is recommended that the City Council adopt this Resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-116-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED under separate actions** (see individual items)

**Item 65: ABEYANCE to 7/21/2004 under separate action** (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

**R-117-2004** - Approval of a Resolution Amending Schedule 25-II, 35 MPH Speed Limits, and Schedule 25-IV, 45 MPH Speed Limits, to Change the Speed Limit on Durango Drive between Tropical Parkway and Oso Blanca Road from 35 MPH to 45 MPH - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** PublicWorks/Traffic Eng.

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The city completed construction of six-lane, full-street improvements on Durango Drive between the 215 Beltway and Oso Blanca Road. Six-lane, full-street improvements are under construction on Durango Drive on the missing segment from Tropical Parkway to the 215 Beltway. Traffic studies conducted on this road showed that the 85th percentile speed was 58 mph; however, given the nature of the road and its land use, staff is recommending the speed limit be increased to 45 mph.

**RECOMMENDATION:**

Traffic and Parking Commission: Approval

Staff: Approval

**BACKUP DOCUMENTATION:**

1. Map
2. Resolution No. R-117-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED** under separate actions (see individual items)

**Item 65: ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:****RESOLUTIONS:**

**R-118-2004** - Approval of a Resolution Amending Schedule 25-II, 35 MPH Speed Limits, and Schedule 25-IV, 45 MPH Speed Limits, to Change the Speed Limit on Alexander Road from 750 Feet West of Buffalo Drive to Buffalo Drive from 35 MPH to 45 MPH - Ward 4 (Brown)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** PublicWorks/Traffic Eng.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Full-street improvements have now been completed on this section of Alexander Road. The section of roadway to the west is already posted 45 mph. The section to the east will remain at 35 mph because of the park fronting Buffalo Drive and the pedestrian traffic going to the park. A traffic signal has recently been installed at Buffalo Drive and Alexander Road to control that intersection.

**RECOMMENDATION:**

Traffic and Parking Commission: Approval

Staff: Approval

**BACKUP DOCUMENTATION:**

1. Map
2. Resolution No. R-118-2004

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70:** **APPROVED** under separate actions (see individual items)

**Item 65:** **ABEYANCE** to 7/21/2004 under separate action (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:****RESOLUTIONS:**

**R-119-2004** - Approval of a resolution authorizing reimbursement of prior expenditures from bond proceeds and calling a public hearing on the incurrence of medium-term obligations for a recreational project (Centennial Hills Park) not to exceed \$20,000,000 - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Pursuant to Sections 7.020 and 8.110 of the Charter, the City is authorized to borrow money for any municipal purpose and for such purpose may issue bonds or other securities, pursuant to NRS 268.672 to 268.740, inclusive. The City expects to incur certain expenditures relating to the construction of a recreational project prior to obtaining permanent financing, and the City intends to reimburse itself for such prior expenditures with proceeds of a medium term obligation (the "Obligation") issued in the maximum principal amount of \$20,000,000.

**RECOMMENDATION:**

It is recommended that the Council adopt this resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-119-2004 - Medium-Term Recreation Bonds Reimbursement Resolution

**MOTION:**

**REESE – APPROVED** Items 3-35, 37-64, 66-69, and 71-73 – **UNANIMOUS** with **MACK** abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and **MONCRIEF** excused

**Items 36 & 70: APPROVED under separate actions** (see individual items)

**Item 65: ABEYANCE to 7/21/2004 under separate action** (see individual item)

**MINUTES:**

There was no related discussion.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**RESOLUTIONS**

**R-120-2004** - Approval of a Resolution establishing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 1481 El Capitan Way (Centennial Parkway to US 95) - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City will sell \$1,975,000 in bonds on July 7, 2004. The bonds are entitled City of Las Vegas, Nevada Special Improvement District No. 1481 Local Improvement Bonds, Series 2004A. Pursuant to NRS 271.415(2)(b), the Council is required, after sale of the bonds, to establish the rate of interest on the assessments which secure the bonds, provided that such interest rate may not exceed by more than one percent the highest rate of interest on the bonds.

**RECOMMENDATION:**

It is recommended that the City Council adopt this resolution.

**BACKUP DOCUMENTATION:**

Resolution No. R-120-2004

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

Under Item 3, MARK VINCENT, Director, Finance and Business Services, requested this matter be brought forward to report that the interest rate set for this SID is 5.875%, which is one percentage point over the highest coupon rate. CitiGroup Global Markets came in at low bid that morning and the true interest rate will be 4.4498%.

(9:58 – 9:59)

**1-1227**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Memorandum of Understanding between the City of Las Vegas, Office District Parking I, Inc., and the Las Vegas Valley Water District regarding the donation of a historic railroad cottage currently located at 604 South Fourth Street (not to exceed \$35,000 - Industrial Development Special Revenue Fund) - Ward 1 (Moncrief)

**Fiscal Impact**☐**No Impact****Amount:** not to exceed \$35,000☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☒**Augmentation Required****Funding Source:** Industrial Development SRF**PURPOSE/BACKGROUND:**

The Las Vegas Valley Water District (District) in cooperation with the Las Vegas Springs Preserve Foundation (Foundation) will develop the proposed Las Vegas Springs Preserve (Preserve). The Preserve is desirous to accept the historic railroad cottage in an effort to protect and interpret the cultural history of the Las Vegas Valley and to promote the preservation of its remaining historic and cultural resources. The cottage shall be relocated only LVVWD property located off of Valley View.

**RECOMMENDATION:**

The 7/6/2004 Real Estate Committee and staff recommend approval

**BACKUP DOCUMENTATION:**

Memorandum of Understanding

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:50 – 9:52)

**1-958**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Communications Systems Right-of-Way Easement Deed between the City of Las Vegas and Central Telephone Company d/b/a Sprint located at 2901 Harris Avenue, APN 139-25-303-015 - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The purpose of the Right-of-Way and Easement Deed is for the ingress and egress over and across City land to construct, operate, maintain, expand, replace and remove a communication system.

**RECOMMENDATION:**

The 7/6/2004 Real Estate Committee and staff recommend approval

**BACKUP DOCUMENTATION:**

Communications Systems Right-of-Way Easement Deed

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of an Easement and Rights-of-Way between the City of Las Vegas and Clark County Reclamation District for the purpose of a 20 foot public sewer easement located near the Las Vegas Wash, APN 161-15-702-001 - County (near Ward 3 - Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The 20 foot public sewer easement is located near the City's Water Pollution Control Facility. The District desires an easement for this area to use the land to provide for the District's customer needs and to promote the orderly growth of development in the area.

**RECOMMENDATION:**

The 7/6/2004 Real Estate Committee and staff recommend approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**MOTION:**

**REESE – APPROVED Items 3-35, 37-64, 66-69, and 71-73 – UNANIMOUS with MACK abstaining on Item 52 because Mack Consulting has become involved in negotiations with Viacom for advertising space, thus creating a conflict for him, and MONCRIEF excused**

**Items 36 & 70: APPROVED under separate actions (see individual items)**

**Item 65: ABEYANCE to 7/21/2004 under separate action (see individual item)**

**MINUTES:**

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:50 – 9:52)

1-958

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY MANAGER'S OFFICE****DIRECTOR: ELIZABETH FRETWELL**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

Discussion and possible action regarding a Memorandum of Understanding amongst the City of Las Vegas, City of Las Vegas Redevelopment Agency, J.A. Tiberti Construction Co., Inc. and Kittrell Garlock and Associates, Architects, AIA, Ltd. for the preparation of a Proposal to develop a Metro Building facility on the Courthouse Property, APN 139-34-210-047 - Ward 1 (Moncrief) (NOTE: This item is a related item to Redevelopment Agency Agenda Item #2)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Tiberti Const. and KGA have approached the City and Agency about creating a proposal for the Las Vegas Metropolitan Police Dept. to present to Clark County to develop a Metro Building facility ("Metroplex") on the courthouse property. The proposal contemplates utilizing the Redevelopment Plan for the benefit of the City, Agency, County and Metro and utilizing private sector development of Tiberti and KGA. This MOU expresses the understanding of the parties to prepare the proposal and acceptable terms of a DDA by December 31, 2004.

**RECOMMENDATION:**

It is recommended that the City Council approve the MOU.

**BACKUP DOCUMENTATION:**

1. Memorandum of Understanding
2. Submitted at meeting: packet of information regarding Metroplex Redevelopment Project

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

DEPUTY CITY MANAGER FRETWELL said this involves an unsolicited proposal to work with J. A. Tiberti Construction Co. and Kittrell Garlock and Associates (KGA), Architects to explore several options in the downtown area for the development of a Metroplex, which would be an administrative hub for the Sheriff. The commitment on the part of the City would be to assist these companies in their efforts over the next several months and help prepare the Sheriff to respond to any questions from the County Commission.

CITY COUNCIL MEETING OF JULY 7, 2004

Administrative

Item 74 - Discussion and possible action regarding a Memorandum of Understanding amongst the City of Las Vegas, City of Las Vegas Redevelopment Agency, J.A. Tiberti Construction Co., Inc. and Kittrell Garlock and Associates, Architects, AIA, Ltd. for the preparation of a Proposal to develop a Metro Building facility on the Courthouse Property, APN 139-34-210-047 - Ward 1 (Moncrief) (NOTE: This item is a related item to Redevelopment Agency Agenda Item #2)

**MINUTES – Continued:**

MIKE LEAVITT, representing Tiberti Construction and KGA, disseminated a booklet depicting various projects that Tiberti Construction and KGA Architects have been responsible for throughout the Las Vegas community. He indicated that the proposal requests authorization to work with City staff to prepare and analyze some options. Recently, representatives of the Las Vegas Metropolitan Police Department (Metro) approached the County Commission and suggested consolidation of eight of their functions scattered in about 16 facilities into a single facility in the downtown area. The projected savings in one year is over \$1 million. Staff from both Tiberti Construction and KGA have been following this project very closely and have already spent many man-hours in meetings held during the past eight months. A consolidated facility is not a new idea; SHERIFF KELLER spoke about it years ago.

MR. LEAVITT explained that Tiberti Construction and KGA are interested in this project because the timing is right to stand up in the community and assist with this type of project. If this project does not get underway, Metro stands to lose a lot of money, over \$6 million within the next four years, \$21 million over the next 12 years, and \$85 million over the next 20 years, all due to inefficiencies.

This project will bring 575 employees working in the outlying areas of the County to the downtown area, which will create a police presence in the middle of downtown. Once the facility is completed, another 1,000 employees will be relocated downtown. This facility will also bring 200 people a day to the area that do not normally frequent the downtown area.

MAYOR GOODMAN indicated that he has met with MR. TIBERTI and MR. LEAVITT and the project sounds better every time he hears about it. It will promote safety in the downtown area, which is a perception greatly needed. What he likes most about this project is that, unlike the Regional Justice Center, it will not be a burden to the taxpayers. The cost burden will be carried by the developers, who will then work out a lease arrangement with Metro.

COUNCILMAN MACK said the disseminated booklet speaks volumes of the contributions made to this community by Tiberti and KGA. He commended them for stepping forward on taking on the financial burden.

COUNCILMAN REESE stated this is an important project that will become an anchor for the downtown area.

CITY COUNCIL MEETING OF JULY 7, 2004

Administrative

Item 74 - Discussion and possible action regarding a Memorandum of Understanding amongst the City of Las Vegas, City of Las Vegas Redevelopment Agency, J.A. Tiberti Construction Co., Inc. and Kittrell Garlock and Associates, Architects, AIA, Ltd. for the preparation of a Proposal to develop a Metro Building facility on the Courthouse Property, APN 139-34-210-047 - Ward 1 (Moncrief) (NOTE: This item is a related item to Redevelopment Agency Agenda Item #2)

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, expressed his full support of this project.

NOTE: MAYOR GOODMAN directed this project, if it goes forward, be subject to architectural review and approval by the Council, because he wants it to be an icon similar to the Lloyd George Courthouse and the County Administration Building.

NOTE: 7/7/2004 Redevelopment Agency Item 2 contains duplicate minutes.

(11:43 – 12:00)

**2-1836**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding the Professional Services Agreement with Frederick P. Kessler for redistricting (\$30,000 plus direct expenses - General Fund)

**Fiscal Impact**☐**No Impact****Amount:** \$30,000 plus direct expenses☐**Budget Funds Available****Dept./Division:**☒**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The Las Vegas City Charter mandates that the City wards be redistricted following the census. The City Attorney's office recommends that the City retain the services of Frederick P. Kessler to assist the City Council in the preparation of a redistricting map and in the process of conducting the necessary hearings which would result in the approval of such map by ordinance by the City Council. Mr. Kessler is a retired judge and is considered to be an expert in the area of redistricting. Mr. Kessler has provided his services in the past to the State of Nevada and has provided similar service to the City of Las Vegas during the 1996 and 1999 redistrictings.

**RECOMMENDATION:**

It is the recommendation of the City Attorney that the City Council approve the Professional Services Agreement with Frederick P. Kessler.

**BACKUP DOCUMENTATION:**

Professional Services Agreement

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

CITY ATTORNEY JERBIC advised that the population is more than five percent off between wards. The City has retained the services of JUDGE KESSLER in the past. The agreement is for \$2,000 more than has been paid in the past; however, it is in order, and he recommended approval.

MAYOR GOODMAN found the last redistricting process to be very distasteful and has stated that he would never participate in another redistricting process. However, he had no idea that the growth would continue as rapidly as it has. It is out of skew; therefore, he changed his position, recognizing that it is appropriate under the circumstances.

CITY COUNCIL MEETING OF JULY 7, 2004

City Attorney

Item 75 - Discussion and possible action regarding the Professional Services Agreement with Frederick P. Kessler for redistricting (\$30,000 plus direct expenses - General Fund)

**MINUTES – Continued:**

COUNCILMAN MACK expressed his support of retaining the services of JUDGE KESSLER, whom he felt to be a third party and not involved in the political process.

COUNCILMAN WOLFSON pointed out a mistake in the agreement, which mentions redistricting four wards into six. CITY ATTORNEY JERBIC indicated he would look into correcting the error.

(9:59 – 10:02)

**1-1281**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action on Appeal of Work Card Denial: Carlos Rodriguez, 320 Kane Avenue, Las Vegas, Nevada 89110

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**[BACKUP DOCUMENTATION:](#)**

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

**MOTION:**

REESE – Motion to bring forward and STRIKE Item 76 – UNANIMOUS with MONCRIEF excused

**MINUTES:**

There was no discussion.

(9:49 – 9:50)

**1-926**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - Discussion and possible action regarding a Six Month Review of a Massage Establishment License, Cathay Massage, Inc., dba Cathay Massage, Inc., 7450 West Cheyenne Avenue, Suite 113, Chen H. Liu, Dir, Pres, Secy, Treas, 100% - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding a Six Month Review of a Massage Establishment License

**RECOMMENDATION:**

Recommendation to be provided following discussion of this item at the City Council meeting

**BACKUP DOCUMENTATION:**

1. Submitted at meeting: copy of letter addressed to Chen Hui Liu from Jim DiFiore regarding Cathay Massage, Inc.
2. Submitted after meeting: binder with letter dated 6/24/2004, addressed to Councilman Wolfson from Attorney William Terry regarding this matter, with enclosure of a Table of Contents for documentation separated under 15 tabs

**MOTION:**

**BROWN – DENIED the temporary license, thereby DENYING the permanent license – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

**APPEARANCES:**

OSCAR GOODMAN, Mayor

JOHN REDLEIN, Assistant City Attorney

WILLIAM TERRY, Attorney, appeared representing Chen H. Liu

LARRY BROWN, Councilman

LINDA NORVELL, Attorney, appeared representing Chen H. Liu

STEVE WOLFSON, Councilman

CHEN H. LIU

CITY COUNCIL MEETING OF JULY 7, 2004

Finance and Business Services

Item 77 - Discussion and possible action regarding a Six Month Review of a Massage Establishment License, Cathay Massage, Inc., dba Cathay Massage, Inc., 7450 West Cheyenne Avenue, Suite 113, Chen H. Liu, Dir, Pres, Secy, Treas, 100% - Ward 4 (Brown)

APPEARANCES - Continued:

JIM DiFIORE, Manager, Business Services

STACY RODD, Detective, Las Vegas Metropolitan Police Department

BRAD JERBIC, City Attorney

(10:02 – 10:38)

**1-1382**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler Off-sale License subject to the provisions of the fire codes and Health Dept. regulations, Nameer I. Kalandos, dba MIC Market, 5000 West Charleston Boulevard, Suite 7, Nameer I. Kalandos, 100% - Ward 1 (Moncrief)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler Off-sale License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the fire codes and Health Dept. regulations with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Dave Eder
3. Map

**MOTION:**

**REESE – APPROVED the temporary license, subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

The applicant was present and requested approval.

JIM DiFIORE, Manager, Business Services, stated the applicant met all the requirements to be considered for a temporary license. He suggested approval as recommended.

(11:17 – 11:18)

**2-882**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Banquet Facility License subject to the provisions of the fire codes and Health Dept. regulations, Ruben V. Gonzalez, DDS, Inc., dba La Hacienda, 1072 North Rancho Drive, Ruben V. Gonzalez, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Banquet Facility License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the fire codes and Health Dept. regulations with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Dave Eder
3. Map

**MOTION:**

**WEEKLY – APPROVED the temporary license, subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

The applicant was not present.

JIM DiFIORE, Manager, Business Services, stated the applicant met all the requirements to be considered for a temporary license. He suggested approval as recommended.

(11:18 – 11:19)

**2-915**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Tavern-Limited License subject to the provisions of the planning and fire codes and Health Dept. regulations and Liquor Control conditions for a Tavern-Limited License, Take 1, Inc., dba Take 1, Inc., 707 Fremont Street, John V. Ardito, Dir, Secy, Treas, 95%, Gary Sax, Pres, 5% **(NOTE: Item to be heard in the afternoon session in conjunction with Item #159 - SUP-4366) - Ward 5 (Weekly)**

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Tavern-Limited License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the planning and fire codes and Health Dept. regulations and Liquor Control conditions for a Tavern-Limited License with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Gary Sax
3. Map

**MOTION:**

**WEEKLY – APPROVED the temporary license, subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS**

**MINUTES:**

NOTE: All discussion for Item 159 [SUP-4366] and Item 80 [Take 1 Inc., dba Take 1 Inc.,] was held under Item 159 [SUP-4366].

(5:04 – 5:06)

6-944

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale License subject to the provisions of the fire codes and Health Dept. regulations, Mimis Cafe (a Nevada Corporation) dba Mimis Cafe, 6760 North Durango Drive, Thomas M. Simms, Dir, CEO, 16.17%, Russell W. Bendel, Dir, Pres, Edward T. Bartholemy, Dir, Treas, James C. Stiefel, Secy - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the fire codes and Health Dept. regulations with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from John T. Moran, Jr., Esq.
3. Map

**MOTION:**

**MACK – APPROVED the temporary license, subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

J.T. MORAN III appeared on behalf of the applicant and requested approval.

JIM DiFIORE, Manager, Business Services, stated the applicant met all the requirements to be considered for a temporary license. He suggested approval as recommended.

(11:19 – 11:21)

**2-945**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding Temporary Approval of new Gift Shop Limited Licenses subject to the provisions of the planning and fire codes and Health Dept. regulations, The Marshall Retail Group, LLC, dba: The News Stand, 129 Fremont Street; The Gift Shop, 129 Fremont Street, Todd Marshall, CEO, Michael C. Wilkins, Pres, COO, Mmbr, 7.816%, Willie E. Woods, Jr. Secy, ICV Marshall Holding, Inc., Mmbr, 55.112%, Willie E. Woods, Jr., Dir, Pres, Treas, Tarrus L. Richardson, Dir, VP, Secy, The Todd Marshall Trust, Mmbr, 34.881%, Todd Marshall, Trustee - Ward 1 (Moncrief)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Discussion and possible action regarding Temporary Approval of new Gift Shop Limited Licenses

**RECOMMENDATION:**

Recommend approval subject to the provisions of the planning and fire codes and Health Dept. regulations with authority for the Director or Designee to issue a permanent license upon receipt of a favorable police report

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Letter from Alicia R. Ashcraft
3. Map

**MOTION:**

**REESE – APPROVED the temporary license, subject to provisions as recommended, with the manager of Business Services granted the authority to approve the permanent license after completion of appropriate process – UNANIMOUS with MONCRIEF excused**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, Steven Mack, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting.

CITY COUNCIL MEETING OF JULY 7, 2004

Finance and Business Services

Item 82 - Discussion and possible action regarding Temporary Approval of new Gift Shop Limited Licenses subject to the provisions of the planning and fire codes and Health Dept. regulations, The Marshall Retail Group, LLC, dba: The News Stand, 129 Fremont Street; The Gift Shop, 129 Fremont Street, Todd Marshall, CEO, Michael C. Wilkins, Pres, COO, Mmbr, 7.816%, Willie E. Woods, Jr. Secy, ICV Marshall Holding, Inc., Mmbr, 55.112%, Willie E. Woods, Jr., Dir, Pres, Treas, Tarrus L. Richardson, Dir, VP, Secy, The Todd Marshall Trust, Mmbr, 34.881%, Todd Marshall, Trustee - Ward 1 (Moncrief)

**MINUTES:**

ATTORNEY ALICIA ASHCRAFT, Jolley, Urga, Wirth, Woodbury, and Standish Law Firm, appeared representing the applicant and requested approval as recommended by staff.

JIM DiFIORE, Manager, Business Services, stated the applicant met all the requirements to be considered for a temporary license. He suggested approval as recommended.

(11:21 – 11:22)

**2-1007**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: FINANCE AND BUSINESS SERVICES**

**DIRECTOR: MARK R. VINCENT**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning and fire codes, Mark Fisher, dba Massage Pro, 7455 West Washington Avenue, Suite 205, Mark Fisher, 100% **(NOTE: Item to be heard in the afternoon session in conjunction with Item #157 - SUP-4313) - Ward 2 (Vacant)**

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Discussion and possible action regarding a new Massage Establishment License

**RECOMMENDATION:**

Recommend approval subject to the provisions of the planning and fire codes

**BACKUP DOCUMENTATION:**

Map

**MOTION:**

**WOLFSON – APPROVED as recommended – UNANIMOUS**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, Steven Mack, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting.

**MINUTES:**

NOTE: All discussion for Item 157 [SUP-4313] and Item 83 [Mark Fisher, dba Massage Pro] was held under Item 157 [SUP-4313].

(4:57 – 5:02)

**6-719**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: LEISURE SERVICES****DIRECTOR:** BARBARA P. JACKSON, DPA ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

Discussion and possible action on naming a park located at Whispering Sands and Bradley Road  
- Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

At the regular monthly meeting of the Parks and Recreation Advisory Commission held June 9, 2004, the park naming subcommittee reported the recommendation of Teton Trails Park for the park site currently known as Whispering Sands/Bradley park site located at Whispering Sands and Bradley Road. A vote by the Board was unanimous to recommend the name to City Council

**RECOMMENDATION:**

Staff recommends City Council approval

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**MACK – APPROVED the name of Teton Trails Park – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

DR. BARBARA JACKSON reviewed the information under the above Purpose/Background section.

MAYOR GOODMAN questioned the significance of the recommended name. DR. JACKSON indicated it is a combination of names that were offered. COUNCILMAN MACK explained that the park is in the Grand Teton area and has connectivity to the trail system. The name makes sense.

COUNCILMAN MACK thanked those constituents that assisted in coming up with a name.

(11:22 – 11:24)

**2-1051**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on the Neighborhood Partners Fund (NPF) Board recommendations to allocate \$75,000 for 18 neighborhood projects - All Wards

**Fiscal Impact**☐**No Impact****Amount: \$75,000**☒**Budget Funds Available****Dept./Division: Neigh Svcs/Neigh Initiatives**☐**Augmentation Required****Funding Source: General Fund****PURPOSE/BACKGROUND:**

The Neighborhood Partners Fund (NPF) program was established by Council action in 1998. It is designed to assist citizens in improving the quality of life for City of Las Vegas neighborhoods and directly responds to one of the City Council's priorities: Develop and support neighborhood integrity and livability. The NPF Board is appointed by the Mayor and Council.

**RECOMMENDATION:**

The Neighborhood Partners Fund Board recommends that the City Council approve the funding of 18 neighborhood projects totaling \$75,000 with a match of \$180,761 in cash, volunteer labor, materials, and professional services.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. FY2004-2005 Neighborhood Partners Fund Grant Recipients

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

MARIA CASTILLO-COUCH, Neighborhood Services, said it was a pleasure to present the funding recommendations for the NPF program to give residents the opportunity to improve their neighborhoods with projects of their own. She suggested approval as recommended.

LONNIE TAYLOR, Vice Chair, Neighborhood Partners Fund Board, said he felt proud to be a small part of the City government. He then thanked the 13 members of the NPF Board, the 7 City staff members who represented the Councilmembers, and MS. CASTILLO-COUCH and her staff for making the Board's job easier.

MR. TAYLOR listed the neighborhood associations and the types of projects being recommended to receive funding.

CITY COUNCIL MEETING OF JULY 7, 2004

Neighborhood Services

Item 85 – Discussion and possible action on the Neighborhood Partners Fund (NPF)  
Board recommendations to allocate \$75,000 for 18 neighborhood projects – All Wards

**MINUTES – Continued:**

LARRY HAUL, JENNIFER HANGLEY, DONNA TOUSSANT, RUTH DAWN, RICHARD CRONNAN, and THELMA CLARK came forward and described their neighborhood projects.

Inasmuch as one of the projects being recommended for funding is from the Rulon Earl Resident Council, MAYOR GOODMAN felt it was a good time to pay tribute to MR. EARL, who recently expired. He was a wonderful person who made great contributions to this community. His son is a District Court Judge who is also making great contributions.

COUNCILMEN REESE and BROWN thanked the Board and City staff members for all their hard work and time they dedicate to this program.

COUNCILMAN BROWN agreed with the comments of MS. TOUSSANT that this program is a great example of how one citizen of one community can make a difference. He commended MR. CRONNAN for his project, stating that it is indicative of the power of the community.

(10:38 – 10:54)

**1-2941**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Report and possible action on the status of the EVOLVE employment services program funded by the Department of Labor and Southern Nevada Workforce Investment Board - All Wards

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Center offers a comprehensive one-stop location for employment related resources, services and referrals. The EVOLVE Center provides intensive case management, employability skills workshops, vocational assessment, job placement assistance, job retention assistance, vocational training, mentoring and motivational coaching, and access to a fully equipped computer laboratory. The purpose of this report is to update the Council on the program.

**RECOMMENDATION:**

Receive report and direct staff accordingly.

**BACKUP DOCUMENTATION:**

Submitted at meeting: hardcopy of PowerPoint

**MOTION:**

**REESE – ACCEPTED the report – UNANIMOUS with MONCRIEF excused**

**MINUTES:**

ORLANDO SANCHEZ, Director, Neighborhood Services, introduced LISA MORRIS, who gave an update on the status of this program using a PowerPoint presentation, a copy of which is made a part of the final minutes.

MS. MORRIS noted that this program has become a national model and has received many awards. The City has been invited to showcase this program, as it supports public safety and offers employment services for unemployable individuals. She expressed her appreciation to the EVOLVE staff and the City for its leadership in supporting this program.

MAYOR GOODMAN applauded this program, stating that, after attending the Conference of Mayors, he is certain that mayors throughout this country are envious of this program. This program is very important because it affects the cost of the human fabric of this community and deals with issues that are not limited to any special segment of society. Therefore, the Council will do whatever possible for the success of this program.

CITY COUNCIL MEETING OF JULY 7, 2004

Neighborhood Services

Item 86 - Report and possible action on the status of the EVOLVE employment services program funded by the Department of Labor and Southern Nevada Workforce Investment Board - All Wards

**MINUTES – Continued:**

STACY DEMPY, PAUL HERNANDEZ, TAMARA SEXTON, and JOHNNY LANE thanked the Council for supporting this program, which has enabled them to change their lives. MS. DEMPY and MS. HERNANDEZ indicated EVOLVE has given them realistic opportunities they would not have had otherwise, thus enabling them to help themselves and their families so they can stay out of trouble with the law. MR. HERNANDEZ commented that EVOLVE helped him make a career change and become a teacher, something he never would have been able to afford on his own.

MAYOR GOODMAN asked if the recipients who are ex-felons are going to have their voting rights restored. MS. MORRIS answered that legislation was changed and she is putting together information to educate the recipients on having their rights restored.

SEAN SMITH, counselor with EVOLVE, thanked the Councilmembers, especially COUNCILMAN WEEKLY, for their support of this program.

TOM McGOWAN, Las Vegas resident, mentioned that this is a worthwhile program that should be fully supported and continued for human dignity's sake.

COUNCILMAN WEEKLY thanked City staff members for all their hard work on getting this program started and to the employers in the community who expressed interest in providing assistance, because there is a segment of the population that really and truly needs the services it provides. Even though the program is not flawless, it is working. Hopefully with the support of SENATOR HARRY REID, CONGRESSWOMAN SHELLEY BERKLEY, and the federal delegation, funding for the program can continue. Lastly, he congratulated MR. SANCHEZ and MS. MORRIS for a job well done. COUNCILMAN REESE concurred with COUNCILMAN WEEKLY'S comments.

MAYOR GOODMAN noted that statistics that were presented in Boston at the Conference of Mayors show that the funding it takes to help some of the recipients become dignified, productive citizens is only a fraction of what it would cost to house them in a penitentiary. Therefore, it is crucial that the people providing funding for this program understand that.

COUNCILMAN WOLFSON was very impressed with this program. He congratulated staff for putting it together.

NOTE: MAYOR GOODMAN directed Communications Department staff to prepare a videotape of this segment of the Council meeting so that he can take it back to Washington D.C.

(10:54 – 11:17)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK****DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****BOARDS & COMMISSIONS:**

SENIOR CITIZEN LAW PROJECT ADVISORY BOARD – Mae Kipnis, Term Expiration 7-5-2004; Valerie P. Adair, Term Expiration 7-19-2004

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This Board is comprised of 9 members, filling three-year terms, with at least two members over the age of 60. Appointees must represent specific categories: 2 members of Senior Organizations; 2 Senior Service Providers; 3 Private Citizens; and 2 members of the Nevada State Bar. Members are limited to two terms. Ms. Kipnis filled one of the three seats in the “Private Citizen” category. Ms. Adair filled one of the two seats in the “Nevada State Bar” category. Ms. Kipnis is eligible and wishes to be reappointed. Ms. Adair is eligible and wishes to be reappointed.

**RECOMMENDATION:**

Procedure for this Board requires appointment by the City Council. Options are:  
Appoint a new member in the Private Citizen category or reappoint Mae Kipnis  
Appoint a new member in the Nevada State Bar category or reappoint Valerie P. Adair

**BACKUP DOCUMENTATION:**

1. Memo from Sheri Cane Vogel
2. Current Listing and Authority - Senior Citizen Law Project Advisory Board

**MOTION:**

**REESE – Motion to REAPPOINT MAE KIPNIS and VALERIE ADAIR – carried UNANIMOUSLY with MONCRIEF excused**

Clerk to notify

**MINUTES:**

SHERI CANE VOGEL congratulated COUNCILMAN WOLFSON and indicated that his wife JUDGE GLASS started with the Senior Citizen Law Project. She then recommended reappointing MS. KIPNIS and MS. ADAIR.

(11:24 – 11:26)

2-1118

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEUMS** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**BOARDS & COMMISSIONS:**

AUDIT OVERSIGHT COMMITTEE – Councilman Larry Brown, Term Expiration 7-3-2004

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The City of Las Vegas Audit Oversight Committee was created by City Council Resolutions R-49-98 and R-117-98 for the purpose of overseeing various aspects of the City's internal audit function. Two members must be specifically identified members of the City Council and three members must be from the community-at-large. Councilman Brown fills an identified member of the City Council seat and he is eligible for reappointment. There is no city residency requirement.

**RECOMMENDATION:**

Procedure for this Committee requires appointment by the Mayor, subject to ratification by the City Council. Options are:

Reappoint Councilman Brown or appoint a new identified member of City Council.

**BACKUP DOCUMENTATION:**

City of Las Vegas Audit Oversight Committee Listing and Authority

**MOTION:**

**GOODMAN – Motion to REAPPOINT COUNCILMAN BROWN – carried**  
**UNANIMOUSLY with MONCRIEF excused**

Clerk to notify

**MINUTES:**

There was no discussion.

(11:26 – 11:27)  
2-1191



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK****DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****BOARDS & COMMISSIONS:**

CHILD CARE LICENSING BOARD – Steven J. Greco, Term Expiration 6-2005 (Resigned)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

As a candidate in the 2004 Special Election, Mr. Greco resigned his position with the Child Care Licensing Board, effective July 7, 2004, pursuant to LVMC 2.53.010, which requires any official serving as an appointee on a City board to render a resignation in order to be eligible to file for election to any other City office. Mr. Greco was the coterminous Ward 2 appointee. All members of this board must be City residents and fill unexpired terms. Additionally, no fewer than one and no more than three members must be currently licensed as owners or operators of child care facilities within the City. The other four citizen members are not required to fill a specific category. It will be necessary to fill this unexpired term.

**RECOMMENDATION:**

Procedure for this Board is recommendation of a city resident by the Ward 2 Councilman, with concurrence of Council, to fill this unexpired term. The appointee may be a licensed operator of a child care facility or may be a citizen member.

**BACKUP DOCUMENTATION:**

1. Resignation letter from Steven J. Greco
2. Current Listing and Authority – Child Care Licensing Board
3. Board Interest Form – Tanya Ruddy

**MOTION:****WOLFSON – ABEYANCE to 7/21/2004 – UNANIMOUS with MONCRIEF excused****MINUTES:**

COUNCILMAN WOLFSON encouraged people interested in being considered for appointment to make application.

(11:27 – 11:28)

**2-1214**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**BOARDS & COMMISSIONS:**

PLANNING COMMISSION – Ric Truesdell, Term Expiration 6-2007 (Resigned)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$80 per meeting attended

☒

**Budget Funds Available**

**Dept./Division:** Planning & Development

☐

**Augmentation Required**

**Funding Source:** General Fund

**PURPOSE/BACKGROUND:**

As a candidate in the 2004 Special Election, Ric Truesdell, resigned his position with the Planning Commission, effective July 7, 2004, pursuant to LVMC 2.53.010, which requires any official serving as an appointee on a City board to render a resignation in order to be eligible to file for election to any other City office. Mr. Truesdell was the Mayor's coterminous appointee and it will be necessary to fill this unexpired term. An appointee must be a resident of the City of Las Vegas. Additionally, this is a compensatory board.

**RECOMMENDATION:**

Procedure for this Board will require Mayor Goodman to appoint a City resident to fill this unexpired term.

**BACKUP DOCUMENTATION:**

1. Letter of Resignation
2. Current Listing & Authority – Planning Commission
3. Board Interest Forms – Michael "Scott" Polley and David M. Lerner

**MOTION:**

**GOODMAN – Motion to REAPPOINT RIC TRUESDELL – carried UNANIMOUSLY with MONCRIEF excused**

Clerk to notify

**MINUTES:**

There was no discussion.

(11:28 – 11:29)  
2-1263

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

**Bill No. 2004-44** – Annexation No. ANX-4129 – Property location: On the southwest corner of Bronco Street and Peak Drive; Petitioned by: SF Investments, LLC; Acreage: 2.35 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southwest corner of Bronco Street and Peak Drive. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (July 16, 2004) is set by this ordinance.

**RECOMMENDATION:**

ADOPTION at 7/7/2004 City Council meeting pursuant to the 6/14/2004 Recommending Committee.

First Reading – 6/2/2004; First Publication – 6/25/2004

**BACKUP DOCUMENTATION:**

Bill No. 2004-44 and Location Map

**MOTION:**

**WEEKLY – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5708 – UNANIMOUS with MONCRIEF excused**

Clerk to proceed with second publication

**MINUTES:**

There was no discussion.

(11:29 – 11:30)

**2-1293**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

**Bill No. 2004-45** – Establishes restrictions on the use and possession of electronic stun devices.

Sponsored by: Councilman Gary Reese

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This bill will establish limitations on the use and possession of electronic stun devices. The bill has been requested by the Las Vegas Metropolitan Police Department and is similar to a ordinance that has been adopted by Clark County.

**RECOMMENDATION:**

ADOPTION at 7/7/2004 City Council meeting pursuant to the 6/14/2004 Recommending Committee.

First Reading – 6/2/2004; First Publication – 6/25/2004

**BACKUP DOCUMENTATION:**

Bill No. 2004-45

**MOTION:**

**WEEKLY – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5709 – UNANIMOUS with MONCRIEF excused**

Clerk to proceed with second publication

**MINUTES:**

There was no discussion.

(11:30)

**2-1318**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

**Bill No. 2004-46** – Increases the salaries of the Municipal Court judges. Sponsored by: Mayor Oscar B. Goodman (Annual amount \$71,063.73 – General Fund)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$71,063.73 per year

☒

**Budget Funds Available**

**Dept./Division:** Municipal Court/Judges

☐

**Augmentation Required**

**Funding Source:** General Fund

**PURPOSE/BACKGROUND:**

This bill will increase the base salaries of the Municipal Court judges to \$128,098, commencing July 1, 2004. The increase has been included in the FY 2005 budget approved by the City Council.

**RECOMMENDATION:**

ADOPTION at 7/7/2004 City Council meeting pursuant to the 7/6/2004 Recommending Committee.

First Reading – 6/16/2004; First Publication – 6/25/2004

**BACKUP DOCUMENTATION:**

Bill No. 2004-46

**MOTION:**

**WEEKLY – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5710 – UNANIMOUS with MONCRIEF excused**

Clerk to proceed with second publication

**MINUTES:**

At the request of the Mayor, JIM CARMANY, Court Administrator, Municipal Court, reported on why the Judges' salaries should be increased. The Municipal Court Judges work very hard and have not asked for additional judicial positions since 1991 when Department No. 6 was added, thus significantly increasing the caseload. Yet, even though the caseload has increased substantially, the Judges have been able to handle it through the various procedures they have put in place to run the courts more efficiently. They are also very involved with the Downtown Area Command to develop additional ways to deal with crime in the Downtown Corridor. MR. CARMANY said he is proud to work in Municipal Court because they do as much as possible to stop the cycle of crime. He requested approval.

CITY COUNCIL MEETING OF JULY 7, 2004  
Recommending  
Item 93 – Bill No. 2004-46

**MINUTES – Continued:**

MAYOR GOODMAN said the Judges deserve to be considered for a raise, because they are very effective in the courts and are making a big difference with the measures they have put in place. However, he would like repeat offenders to be punished more severely.

COUNCILMAN WOLFSON was impressed that no new judges have been hired since 1991, especially given the increased caseload. He opined that it is important to continue to provide appropriate salaries for judges in order to attract qualified people.

(11:30 – 11:41)

**2-1335**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

**Bill No. 2004-43** – Ordinance Creating Special Improvement District No. 1490 - Tenaya Way (Northern Beltway to Elkhorn Road) Sponsored by: Step Requirement

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$646,166.67

☐

**Budget Funds Available**

**Dept./Division:** Public Works/SID

☒

**Augmentation Required**

**Funding Source:** Capital Projects Fund - Special Assessments

**PURPOSE/BACKGROUND:**

The construction and installation of pavement, “L” type curb and gutter, sidewalk, driveway approaches, water laterals and mains, sewer laterals and mains, and streetlights.

**RECOMMENDATION:**

The 6/14/2004 Recommending Committee held this bill in abeyance until the 7/6/2004 Recommending Committee meeting. (NOTE: This item was inadvertently omitted from the 7/6/2004 Recommending Committee agenda and appeared instead on the 7/19/2004 Recommending Committee agenda).

**BACKUP DOCUMENTATION:**

None

**MOTION:**

None required.

**MINUTES:**

Recommendation noted.

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. 2004-47** – Annexation No. ANX-4245 – Property location: On the south side of Grand Teton Drive, 660 feet east of Puli Drive; Petitioned by: Southwest Desert Equities, LLC; Acreage: 5.20 acres; Zoned: R-U (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the south side of Grand Teton Drive, 660 feet east of Puli Drive. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August, 13, 2004) is set by this ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2004-47 and Location Map

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

**2-1746**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

**Bill No. 2004-48** – Annexation No. ANX-4428 – Property location: On the north side of Log Cabin Way between Durango Drive and El Capitan Way; Petitioned by: William Miller, et al; Acreage: 5.79 acres; Zoned: R-A (County zoning), R-E and R-PD2 (City equivalents).  
Sponsored by: Councilman Michael Mack

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way. The annexation is at the request of the property owners, but is part of a combined effort by the City, the County and the property owners to correct mapping errors that created lots bisected by the City-County boundary line. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August 13, 2004) is set by this ordinance.

NOTE: The property is predominantly developed with single-family homes.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2004-48 and Location Map

**MOTION:**

None required.

**MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

**2-1746**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

**Bill No. 2004-49** – Annexation No. ANX-4451 – Property location: On the southeast corner of Hualapai Way and Dorrell Lane; Petitioned by: Hualapai Nevada, LLC; Acreage: 5.39 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilman Michael Mack

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southeast corner of Hualapai Way and Dorrell Lane. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August 13, 2004) is set by this ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2004-49 and Location Map

**MOTION:****None required.****MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

**2-1746**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

**Bill No. 2004-50** – Establishes standards and procedures, in accordance with State law, to ensure that adequate infrastructure and public facilities are available to serve the eventual development of undeveloped areas. Proposed by: Douglas Selby, City Manager

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

State law authorizes local governments to enter into development agreements to provide for infrastructure and public facilities in areas that are “relatively undeveloped and likely to become developed.” Typical of such areas are those in which property is available for purchase from the Bureau of Land Management. This bill will require development in such areas to be in accordance with a development agreement that makes adequate provision for infrastructure and public facilities.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2004-50

**MOTION:****None required.****MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

**2-1746**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**NEW BILL:**

**Bill No. Z-2004-3** – Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcel of land (nonresidential). Proposed by: Robert S. Genzer, Director of Planning and Development

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This bill will amend the zoning map to change the zoning designations of approximately 156 parcels. The rezoning of these parcels has already been approved by the City Council. This bill merely formalizes the rezoning by ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. Z-2004-3

**MOTION:**

**None required.**

**MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

**2-1746**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐

CONSENT

☒

DISCUSSION

**SUBJECT:**

NEW BILL:

**Bill No. Z-2004-4** – Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcel of land (residential). Proposed by: Robert S. Genzer, Director of Planning and Development

**Fiscal Impact**

☒

No Impact

**Amount:**

☐

Budget Funds Available

**Dept./Division:**

☐

Augmentation Required

**Funding Source:**

**PURPOSE/BACKGROUND:**

This bill will amend the zoning map to change the zoning designations of approximately 2,282 parcels. The rezoning of these parcels has already been approved by the City Council. This bill merely formalizes the rezoning by ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. Z-2004-4

**MOTION:**

None required.

**MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

**THE MORNING SESSION RECESSED AT 12:00 P.M.**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK****DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

Subsequently, as to Item 110 [DIR-4421], COUNCILMAN MACK, after clarification with the applicant's representative, stated he would make a disclosure and not abstain. He added that he is a consultant for SuperPawn, owned by his brother STEVEN MACK which is located near the subject property, and as he had not discussed this item with his brother, would be voting on this item.

Under Item 136 [RQR-3686], COUNCILMAN MACK submitted a supplemental opinion memo, which pertained to his abstention on Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. See Item 136 [RQR-3686] for discussion.

MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

(1:34 – 1:38)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - Hearing to consider the appeal regarding the Zoning Violations/Nuisance Notice and Order to Comply regarding 6012 Iron Kettle Street. PROPERTY OWNERS: BRIAN J. & JANECE PINEGAR FAM TR - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Services/Response☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. A Zoning Violations/Nuisance Notice and Order to Comply was mailed to the property owners to correct the nuisance; Title 19.08.040(B) (1) (d) (1) regarding the bike/skateboard ramp accessory structure. Today's hearing is to consider the Appeal to the Notice and Order to Comply filed by Brian J. Pinegar.

**RECOMMENDATION:**

That the City Council approve the Zoning Violations/Nuisance Notice and Order to Comply.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Zoning Violations/Nuisance Notice and Order to Comply
4. Notice of Hearing
5. Notice of Appeal
6. Pictures shown but not presented

**MOTION:**

**MACK – ABEYANCE to 7/21/2004 – UNANIMOUS**

**MINUTES:**

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented photos of the subject property and stated that the property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. A Zoning Violations/Nuisance and Order to Comply was mailed to the property owners to correct the nuisance.

CITY COUNCIL MEETING OF JULY 7, 2004  
Neighborhood Services Department  
Item 102 – 6012 Iron Kettle Street

**MINUTES – Continued:**

accessory structure. Today's hearing is to consider the Appeal to the Notice and Order to Comply filed by Brian J. Pinegar.

MR. SEMENZA stated the Building Department does not require permits for recreation equipment; however, the zoning code does require a three-foot setback from property walls. The City has requested the owner move the ramp to comply with the setback requirement, and the owner is appealing that request.

BRIAN J. PENEGRAR, 6012 Iron Kettle Street, showed photos of the ramp and described the situation explaining the history of events that have transpired since the installation, including the reduction in the height of the ramps in March of 2004 and the approval by the Tropical Meadows Homeowners Association in February of 2004. He was told the distance requirement was in place to allow firefighters room to work should the structure catch fire. MR. PINEGAR appreciated the concept of the requirement; however, he felt it was unlikely that the ramps would catch fire and if they did, they would be consumed before firefighters would arrive as the fire would be self-extinguished.

MR. PINEGAR stated that all of the calls are coming from a neighbor who consistently complains to the City and the Homeowners Association even though the ramp is not adjacent to their property wall. The neighbor over the rear wall, where the majority of ramp frontage lies, has no objections to the ramps. MR. PINEGAR explained that moving the ramps out to meet the setback requirement would, in his opinion, cause a hazard by creating a gap the children could fall into. Moving the ramp would also expose two gas pipes, which are stubbed out for a future pool. MR. PINEGAR respectfully requested that the ordinance be modified to allow waivers to be granted when a proper reason exists and that the PINEGARS receive a waiver and are not forced to move the ramps. He explained his son JASON PINEGAR was very involved with the BMX Skateboard ramp project that was proposed for Neil Park. When funding for that project fell through, JASON worked with his physics teacher to design the ramps that were built in the backyard approximately four years ago.

MR. SEMENZA clarified that MR. PINEGAR was never actually cited and that he is not being asked to take the ramps down, but to move them to be in compliance. MR. SEMENZA suggested putting a rail at the top for safety purposes. MR. PINEGAR explained railings would be more hazardous, and he pointed out that a rail would show above the fence.

COUNCILMAN MACK acknowledged this is a tough situation. He pointed out that his office was never involved in discussions regarding Estelle Neil Park; however, the City did take over maintenance of the park once the County built it. He said the Council has been diligent in providing alternative recreational opportunities, such as skateboard parks. The fact that the Building & Safety Department does not issue permits for recreational equipment concerned him, and he suggested having staff investigate zoning codes requiring accessory structures being



CITY COUNCIL MEETING OF JULY 7, 2004  
Neighborhood Services Department  
Item 102 – 6012 Iron Kettle Street

**MINUTES – Continued:**

permitted. COUNCILMAN MACK explained he would be concerned about a precedent being set by granting this appeal, and, therefore, he would not be supportive of a variance or waiver.

ROBERT GENZER, Director, Planning and Development Department, explained that a variance would require an application and for the item to be heard before the Planning Commission and again at Council and that that was not what was being currently discussed. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred with MR. GENZER reiterating the only topic being considered is the appeal by the applicant. DEPUTY CITY ATTORNEY SCOTT read the Code definition of “structure”. There was discussion regarding the definition of an accessory structure and whether the ramp qualified as such. If it is considered an accessory structure, the set back requirements must be satisfied.

MAYOR GOODMAN emphasized he did not want the applicant to have to go through the Planning Commission process only to be told there is no ordinance for them to reference. DEPUTY CITY ATTORNEY SCOTT explained that if they were to apply for a variance, the applicant would have to prove hardship, and there did not appear to be hardship involved. MR. PINEGAR explained he was told an application for a variance could not be made because no permit was required to build the ramps.

CITY MANAGER DOUG SELBY suggested staff could work with the applicant and that perhaps the item could be brought back before Council at a future date.

(1:38 – 1:56)

4-209

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Hearing to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat regarding the property located at 2850 E Charleston Boulevard. PROPERTY OWNER: MARGARET HASSELBALCH – Ward 3 (Reese)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Services/Response☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12 dealing with nuisances. Nuisance Correction Notices Title 19 Zoning Violation and 9.04.010(D) Imminent Hazard were issued to the business owner to correct the nuisance regarding the barbed wire and razor wire installed around the property. Today's hearing is to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat.

**RECOMMENDATION:**

That the City Council approve the Nuisance Correction Notices.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Nuisance Correction Notices
4. Notice of Hearing
5. Notice of Appeal
6. Pictures shown but not submitted

**MOTION:**

**REESE – APPROVED the Nuisance Correction Notices with the applicant to remove the razor wire within one week – UNANIMOUS**

**MINUTES:**

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented pictures of the subject property and stated that the subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. Nuisance Correction Notices Title 19 Zoning Violation and 9.04.010(d) Imminent Hazard were issued to the business owners to correct the nuisance regarding the barbed wire and

CITY COUNCIL MEETING OF JULY 7, 2004  
Neighborhood Services Department  
Item 103 – 2850 East Charleston Boulevard

**MINUTES Continued:**

razor wire installed around the property. Today's hearing is to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat.

MR. SEMENZA explained that razor wire may only be used when the detailed use, location and construction requirements are approved by the Planning Commission and that the use of razor wire at this location was never heard by the Planning Commission.

WALID NESHEIWAT, owner of the ice cream trucks kept on the subject property, stated the razor wire is necessary because his vehicles have been broken into multiple times and he needs to protect his business. MAYOR GOODMAN sympathized with MR. NESHEIWAT'S situation and told him he was in violation because an application for the razor wire should have been heard before the Planning Commission prior to the installation.

COUNCILMAN REESE pointed out that in February of 1995, Planning staff approved a fenced parking lot at this location, which should have been a 240-foot chain link fence with wide slats and three strands of barbed wire. He stated the slats were never installed. The razor wire was put in, and he wanted it removed. COUNCILMAN REESE indicated there are other ways to secure property and that the fence is unsightly and a trash collector. He was unhappy that the conditions of the application were not met and that it went undiscovered for so long.

MR. NESHEIWAT told COUNCILMAN REESE that he was not involved with the property in 1995 and that he came into the property in 1998. He explained his lease would be up in three months and asked how long he had to remove the razor wire. COUNCILMAN REESE gave MR. NESHEIWAT one week to remove it.

No one appeared in opposition.

(1:56 – 2:00)

**4-790**

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Hearing to consider the appeal to the Ten Day Notice and Order to Abate Dangerous Building/Demolition filed by Marion D. Bennett regarding the property located at 709 Jackson Avenue. PROPERTY OWNER: MARION D. BENNETT – Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Services/Response☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The subject property was determined to be a dangerous building as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post “No Trespassing” signs. Today’s hearing is to consider the appeal to the Notice and Order to Comply filed by Marion D. Bennett.

**RECOMMENDATION:**

That the City Council approve the Notice and Order to Abate Dangerous Building/Demolition.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Ten Day Notice and Order to Abate Dangerous Building/Demolition
4. Notice of Hearing
5. Notice of Appeal

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

There was no discussion.

(1:34 – 1:38)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Hearing to consider the appeal to the Notice and Order to Abate Dangerous Building/Demolition filed by Mattie Wormwood regarding the property located at 412 W Jefferson Avenue.

PROPERTY OWNER: MATTIE WORMWOOD – Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Services/Response☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The subject property was determined to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 – Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to Abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post “No Trespassing” signs. Today’s hearing is to consider the appeal to the Notice and Order to Comply filed by Mattie Wormwood.

**RECOMMENDATION:**

That the City Council approve the Notice and Order to Abate Dangerous Building/Demolition.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Map
3. Notice and Order to Abate Dangerous Building/Demolition
4. Notice of Hearing
5. Notice of Appeal
6. Video shown but not submitted

**MOTION:**

**WEEKLY – ABEYANCE to 7/21/2004 – UNANIMOUS**

**MINUTES:**

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented a video of the subject property and stated that the subject property was determined to be a dangerous building as defined in the Uniform Code of Abatement of Dangerous Buildings,

CITY COUNCIL MEETING OF JULY 7, 2004  
Neighborhood Services Department  
Item 105 – 412 W. Jefferson Avenue

**MINUTES – Continued:**

1997 Edition, Sections 302, 202, and 102 Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post “No Trespassing” signs. Today’s hearing is to consider the appeal to the Notice and Order to Comply filed by Mattie Wormwood.

MR. SEMENZA explained the Integrative Service Team is working in the old, west side Las Vegas area to clean up vacant properties. The owner was notified the property was condemned and that the Building Department declared the structure should be demolished. The property has been known to be vacant since June of 2003.

SGT. DAN ZEHNDER appeared and stated the property is of concern to the Police Department. While no claim is made that this particular property is currently being used as a site for drug sales, there is concern that after the sixteen questionable properties in the area are targeted, the drug dealers will move to more open properties such as this one. Onsite inspection of the subject property on July 5, 2004, resulted in findings of criminal activities such as hypodermic devices, condoms etc. SGT. ZEHNDER reported 42 visits to the subject property since January of 2000 and acknowledged that the majority of those visits have been perimeter checks since the property has been vacant. MAYOR GOODMAN clarified that a hypodermic needle was found at this location.

MATTIE WORMWOOD, appeared and stated she was aware of the nuisance condition. She explained the property has been tied up in the court system for eight years and was awarded to her family in June of 2003. She had the tenants evicted because of the activities taking place in the home. She explained she is unable to maintain the property on a daily basis. She has called animal control and the police because of activity on the property. She feels the building does not need to be demolished.

COUNCILMAN WEEKLY questioned MS. WORMWOOD about her intentions for the property. She responded that her original intention was to fix it up but now she is going to have to sell it because she cannot keep it boarded up and the expenses were too great. She stated she did not want the City or JAMES ROGERS to have this property. COUNCILMAN WEEKLY confirmed with MR. SEMENZA that the recommendations are to have the building demolished or to have MS. WORMWOOD provide a structural engineering report stating the structure is solid. COUNCILMAN WEEKLY asked if MS. WORMWOOD qualified for any abatement programs. MR. SEMENZA stated that income level determines qualification and that, if qualified, the demolition could be completed at no expense to MS. WORMWOOD.

CITY COUNCIL MEETING OF JULY 7, 2004  
Neighborhood Services Department  
Item 105 – 412 W. Jefferson Avenue

**MINUTES – Continued:**

COUNCILMAN WEEKLY asked MS. WORMWOOD if she would be interested in investigating such a possibility. She indicated that at this time, she just wants to sell the property, which is currently worth \$83,000. COUNCILMAN WEEKLY noted the work that MS. WORMWOOD has done on the property and thanked her for it. He suggested that she work with staff to try and find a solution that will allow her to sell her property to the benefit of her family and that the item be held for two weeks.

No one appeared in opposition.

(2:00 – 2:09)

4-936

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

PLANNING & DEVELOPMENT DEPARTMENT PM SESSION INDEX:

***CONSENT AGENDA***

EXTENSION OF TIME - SPECIAL USE PERMIT

- 106 EOT-4446 - Applicant/Owner: Site Four, Limited Liability Company
- 107 EOT-4448 - Applicant/Owner: Site Four, Limited Liability Company
- 108 EOT-4449 - Applicant/Owner: Site Four, Limited Liability Company

EXTENSION OF TIME RELATED TO EOT-4446, EOT-4448 AND EOT-4449 - SITE DEVELOPMENT PLAN REVIEW

- 109 EOT-4578 - Applicant/Owner: Site Four, Limited Liability Company

***DISCUSSION/ACTION ITEMS***

APPEAL OF DIRECTOR'S BUSINESS

- 110 ABEYANCE ITEM - DIR-4421 - Applicant/Owner: Bar-K Realty
- 111 DIR-4573 - Applicant: Connell Outdoor Advertising Company - Owner: All-Star Automotive

REVIEW OF CONDITION - PUBLIC HEARING

- 112 ROC-4482 - Applicant/Owner: Southwest Homes, Limited Liability Company

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 113 SDR-4312 - Applicant/Owner: City of Las Vegas

VACATION - PUBLIC HEARING

- 114 VAC-4476 - Applicant: Jerry Miceli – Owner: Delores Moseley and Praise Temple Church of God in Christ, et al

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-4475 - PUBLIC HEARING

- 115 SDR-4362 - Applicant/Owner: Delores Moseley and Praise Temple Church of God in Christ, et al

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 116 SDR-4372 - Applicant/Owner: Ronald & Christine Reynolds and Matthew Callister



# City of Las Vegas

PLANNING & DEVELOPMENT - Page Two

INDEX

City Council Meeting of July 7, 2004

- 117 **SDR-4567** - Applicant: Redrock Engineering and Surveying, Inc. - Owner: Rainbow Professional Office Development, Limited Liability Company

MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER DEVELOPMENT PLAN - PUBLIC HEARING

- 118 **MOD-4311** - Applicant/Owner: Land Investments, Limited Liability Company

MASTER SIGN PLAN - PUBLIC HEARING

- 119 **MSP-4380** - Applicant: Vision Sign, Inc. – Owner: D 2801 Westwood, Inc.

VACATION - PUBLIC HEARING

- 120 **VAC-4347** - Applicant: Canyon Ridge Christian Church

- 121 **VAC-4348** - Applicant: MTC 118, Inc.

REQUIRED SIX MONTH REVIEW - VARIANCE - PUBLIC HEARING

- 122 **RQR-4118** - Applicant/Owner: Ramon Pardo

VARIANCE - PUBLIC HEARING

- 123 **VAR-4340** - Applicant: Catholic Charities of Southern Nevada – Owner: Decatur Shopping Center Associates

SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING

- 124 **SUP-4168** - Applicant: Catholic Charities of Southern Nevada – Owner: Decatur Shopping Center Associates

VARIANCE - PUBLIC HEARING

- 125 **VAR-4300** - Applicant/Owner: Carina Corporation

SPECIAL USE PERMIT RELATED TO VAR-4300 - PUBLIC HEARING

- 126 **SUP-4299** - Applicant/Owner: Carina Corporation

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4300 AND SUP-4299 - PUBLIC HEARING

- 127 **SDR-4290** - Applicant/Owner: Carina Corporation

VARIANCE - PUBLIC HEARING

- 128 **VAR-4377** - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Three

INDEX

City Council Meeting of July 7, 2004

- SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING
- 129 **SUP-4376** - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING
- 130 **VAC-4419** - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377, SUP-4376 AND VAC-4419 - PUBLIC HEARING
- 131 **SDR-4373** - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- VARIANCE - PUBLIC HEARING
- 132 **VAR-4386** - Applicant: Tower Realty and Development – Owner: Valley Group Constructors
- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING
- 133 **SDR-4385** - Applicant: Tower Realty and Development – Owner: Valley Group Constructors
- REQUIRED SIX MONTH REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING
- 134 **ABEYANCE ITEM - RQR-3930** - Applicant: Neissan Koroghli – Owner: Fremont Place, Limited Liability Company
- REVIEW OF CONDITION RELATED TO RQR-3930 - PUBLIC HEARING
- 135 **ABEYANCE ITEM - ROC-4121** - Applicant: Neissan Koroghli – Owner: Fremont Place, Limited Liability Company
- REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING
- 136 **RQR-3686** - Applicant: Lamar Outdoor Advertising – Owner: State of Nevada Transportation
- 137 **RQR-4187** - Applicant/Owner: Barrick-Breo II, Limited Liability Company
- 138 **RQR-4238** - Applicant: Lamar Outdoor Advertising – Owner: 7-Eleven, Inc.
- 139 **RQR-4239** - Applicant: Lamar Outdoor Advertising – Owner: Rancho Air Center, Inc.
- 140 **RQR-4240** - Applicant: Lamar Outdoor Advertising – Owner: Charwest, Inc.

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Four

INDEX

City Council Meeting of July 7, 2004

- 141 **RQR-4242** - Applicant: Lamar Outdoor Advertising – Owner: Heidner Properties, Inc., et al
- 142 **RQR-4243** - Applicant: Lamar Outdoor Advertising – Owner: Urban Land Nevada
- 143 **RQR-4244** - Applicant: Lamar Outdoor Advertising – Owner: Shahram, Inc.
- 144 **RQR-4268** - Applicant: Clear Channel Outdoor – Owner: McElhose Trust
- 145 **RQR-4270** - Applicant: Clear Channel Outdoor – Owner: Poole Sanford, Limited Liability Company

## REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING

- 146 **RQR-4271** - Applicant: Clear Channel Outdoor – Owner: Kenneth Simkins
- 147 **RQR-4282** - Applicant: Lamar Advertising – Owner: General Mills Restaurants, Inc.

## SPECIAL USE PERMIT - PUBLIC HEARING

- 148 **ABEYANCE ITEM - SUP-3152** - Applicant: Noriko Takada Oba Qualified Trust – Owner: Reagan National Advertising
- 149 **ABEYANCE ITEM - SUP-3972** - Applicant: Regan National Advertising - Owner: J.G. Sahara, Limited Liability Company
- 150 **ABEYANCE ITEM - SUP-4137** - Applicant: Vincent Yaldo – Owner: Thomas E. Patrick, Living Trust
- 151 **ABEYANCE ITEM - SUP-4169** - Applicant: Las Vegas Billboards – Owner: Mark P. Milford and Lorilyn Milford Trust
- 152 **ABEYANCE ITEM - SUP-4172** - Applicant: Las Vegas Billboards – Owner: Shahram and Tawnya Sheikhan
- 153 **SUP-4247** - Applicant: Tim C. Ayala – Owner: Weingarten Nostat, Inc.
- 154 **SUP-4287** - Applicant: Applebee's – Owner: Weingarten Nostat, Inc.

## SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4287 - PUBLIC HEARING

- 155 **SDR-4286** - Applicant: Applebee's – Owner: Weingarten Nostat, Inc.

## SPECIAL USE PERMIT - PUBLIC HEARING

- 156 **SUP-4295** - Applicant/Owner: Doug and Brenda Robinson
- 157 **SUP-4313** - Applicant: Mark Fisher – Owner: Buffalo Washington IV, Limited Liability Company
- 158 **SUP-4351** - Applicant: Great Western Countertops – Owner: HLC Investments, Limited Liability Company
- 159 **SUP-4366** - Applicant: Take 1, Inc. – Owner: Dario Pini

- REZONING - PUBLIC HEARING
- 160 **ZON-4077** - Applicant: Arg Jones I, Limited Liability Company – Owner: Charles Sammons and Francis Keller
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4077 - PUBLIC HEARING
- 161 **SDR-4081** - Applicant: Arg Jones I, Limited Liability Company – Owner: Charles Sammons and Francis Keller
- REZONING - PUBLIC HEARING
- 162 **ZON-4205** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- VARIANCE RELATED TO ZON-4205 - PUBLIC HEARING
- 163 **VAR-4207** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4205 AND VAR-4207 - PUBLIC HEARING
- 164 **SDR-4206** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- REZONING - PUBLIC HEARING
- 165 **ZON-4215** - Applicant/Owner: PDF Investments, Limited Liability Company, et al
- WAIVER OF TITLE 18 RELATED TO ZON-4215 - PUBLIC HEARING
- 166 **WVR-4217** - Applicant/Owner: PDF Investments, Limited Liability Company, et al
- REZONING - PUBLIC HEARING
- 167 **ZON-4241** - Applicant/Owner: Cliff's Edge, Limited Liability Company
- 168 **ZON-4279** - Applicant/Owner: Las Vegas Valley Water District
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4279 - PUBLIC HEARING
- 169 **SDR-4278** - Applicant/Owner: Las Vegas Valley Water District

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Six

INDEX

City Council Meeting of July 7, 2004

- REZONING - PUBLIC HEARING  
170 **ZON-4281** - Applicant/Owner: Las Vegas Valley Water District
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4281 - PUBLIC HEARING  
171 **SDR-4280** - Applicant/Owner: Las Vegas Valley Water District
- REZONING - PUBLIC HEARING  
172 **ZON-4374** - Applicant: Nevada Homes Group – Owner: Grand Teton Lodge Land, Limited Liability Company, et al
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING  
173 **SDR-4375** - Applicant: Nevada Homes Group – Owner: Grand Teton Lodge, Land, Limited Liability Company, et al
- GENERAL PLAN AMENDMENT - PUBLIC HEARING  
174 **GPA-4072** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- REZONING RELATED TO GPA-4072 - PUBLIC HEARING  
175 **ZON-4202** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING  
176 **SDR-4204** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- GENERAL PLAN AMENDMENT - PUBLIC HEARING  
177 **GPA-4100** - Applicant/Owner: Peter Castellano
- REZONING RELATED TO GPA-4100 - PUBLIC HEARING  
178 **ZON-4101** - Applicant/Owner: Peter Castellano
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4100 AND ZON-4101 - PUBLIC HEARING  
179 **SDR-4102** - Applicant/Owner: Peter Castellano
- RESCIND PREVIOUS ACTION - GENERAL PLAN AMENDMENT - PUBLIC HEARING

# City of Las Vegas

PLANNING & DEVELOPMENT - Page Seven

INDEX

City Council Meeting of July 7, 2004

**180 GPA-4000** - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING

**181 VAR-4005** - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING

**182 ZON-4003** - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING

**183 SDR-4004** - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - GENERAL PLAN AMENDMENT - PUBLIC HEARING

**184 GPA-4000** - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING

**185 VAR-4005** - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING

**186 ZON-4003** - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING

**187 SDR-4004** - Applicant/Owner: Valencia Communities, Inc.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4446 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY - Request for a second Extension of Time of an approved Special Use Permit (U-0111-00) FOR A SUPPER CLUB on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

REESE – APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions – UNANIMOUS

**MINUTES:**

There was no discussion.

(2:09 – 2:10)

4-1296

**CONDITIONS:**

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0111-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

EXTENSION OF TIME RELATED TO EOT-4446 - SPECIAL USE PERMIT - **EOT-4448 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY** - Request for a second Extension of Time of an approved Special Use Permit (U-0112-00) FOR A LIQUOR ESTABLISHMENT (FOR OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions – UNANIMOUS**

**MINUTES:**

There was no discussion.

(2:09 – 2:10)

**4-1296**

**CONDITIONS:**

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0112-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

EXTENSION OF TIME RELATED TO EOT-4446 AND EOT-4448 - SPECIAL USE PERMIT - **EOT-4449 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY** - Request for a second Extension of Time of an approved Special Use Permit (U-0113-00) FOR A TAVERN on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions – UNANIMOUS**

**MINUTES:**

There was no discussion.

(2:09 – 2:10)

**4-1296**

**CONDITIONS:**

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0113-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

CITY COUNCIL MEETING OF: JULY 7, 2004

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

EXTENSION OF TIME RELATED TO EOT-4446, EOT-4448 AND EOT-4449 - SITE DEVELOPMENT PLAN REVIEW- **EOT-4578 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY** - Request for a second Extension of Time of an approved Site Development Plan Review [Z-0033-97(17) and Z-0024-99(6)] FOR A PROPOSED COMMERCIAL CENTER on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**REESE – APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions – UNANIMOUS**

**MINUTES:**

There was no discussion.

(2:09 – 2:10)

**4-1296**

**CONDITIONS:**

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review Z-0033-97(17) and Z-0024-99(6) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - APPEAL OF DIRECTOR'S DECISION - **DIR-4421** -  
**APPLICANT/OWNER: BAR-K REALTY** - Appeal of Director's decision per Title 19.00.070.F to deny the application of a Special Use Permit for a proposed Off-Premise Advertising (Billboard) Sign at 2007 Paradise Road (APN: 162-03-413-005) for failure to comply with Title 19.14.100, Ward 3 (Reese). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
4. Staff Report
4. Submitted at City Council – City Attorney's Office Written Opinions for Mayor Goodman and Councilman Mack filed under Items 3 and 101
5. Submitted at City Council – Information packet submitted by Kay Rodriguez

**MOTION:**

**REESE – DENIED – UNANIMOUS with GOODMAN abstaining as partners in his law firm are negotiating with off-premise sign companies to perform legal work on their behalf and WEEKLY not voting**

NOTE: COUNCILMAN MACK, after clarification with the applicant's representative, stated he would make a disclosure and not abstain. He added that he is a consultant for SuperPawn owned by his brother STEVEN MACK which is located near the subject property and as he had not discussed this item with his brother, would be voting on this item.

**MINUTES:**

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 110 – DIR-4421

**MINUTES Continued:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

KAY RODRIGUEZ appeared on behalf of the applicant and distributed informational packets to each of the Council members and to CITY ATTORNEY BRAD JERBIC. She stated the packets contained documentation that proved the applicant was entitled to replace the billboard sign, which had been removed by Lamar Outdoor Advertising Company. MS. RODRIGUEZ stated the Planning Department first informed her that she had one year to replace the sign and then sent a letter stating that a change in Code no longer allowed her to have a billboard on the subject property. ROBERT GENZER, Director, Planning and Development Department, confirmed a letter was sent to the applicant stating the current Code contains a provision indicating that a billboard cannot be located with 300 feet of an R zoned property. The subject property is directly adjacent to R zoning at the rear property line and, therefore, does not conform. He pointed out the previous billboard was non-conforming; however, it had been grandfathered under the previous Code.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that a grandfathering theory would apply if the sign had not been removed from the site. When Lamar removed the sign from the property, the grandfather theory became obsolete. He mentioned that the sign was removed, and then Planning and Development sent a letter stating there was one year to replace it. The sign was not removed because of anything the City had done. MS. RODRIGUEZ indicated the sign was removed on May 16<sup>th</sup> and she had received information from the City regarding the sign on May 9<sup>th</sup>. COUNCILMAN REESE informed MS. RODRIGUEZ that regardless of dates, the property was not in compliance with the Code to receive approval for a billboard. MS. RODRIGUEZ responded that nothing in the neighborhood has changed since the sign was originally installed in the 1970's and that the sign has been through several reviews since that time and was always approved. DEPUTY CITY ATTORNEY SCOTT reiterated that the City had nothing to do with it and Lamar would have taken the sign down with or without the applicant's consent. The applicant did not have the sign removed while relying upon the City to grant one year to install a replacement.

COUNCILMAN REESE stated that even if a one-year timeframe had been granted, that time has already passed. MS. RODRIGUEZ claimed the year expired because the City would not allow

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 110 – DIR-4421

**MINUTES Continued:**

her to apply for the Special Use Permit within that timeframe. DEPUTY CITY ATTORNEY SCOTT mentioned that even if a one-year timeframe was given, the application would still need to be in compliance with the existing Code and it does not comply because of the proximity to a residential component of the neighborhood. MS. RODRIGUEZ reiterated her opinion that approval should be grandfathered.

(2:10 – 2:24)

**5-1012**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**APPEAL OF DIRECTOR'S DECISION - DIR-4573 - APPLICANT: CONNELL OUTDOOR ADVERTISING COMPANY - OWNER: ALL-STAR AUTOMOTIVE -**  
 Appeal of Director's decision per Title 19.00.070.F to deny the application of a Special Use Permit for a proposed Off-Premise Advertising (Billboard) Sign at 2027 West Bonanza Road (APN: 139-28-401-029) for failure to comply with Title 19.14.100, Ward 5 (Weekly). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101

**MOTION:**

**WEEKLY – DENIED – UNANIMOUS with GOODMAN abstaining because partners in his law firm are negotiating with off-premise sign companies to perform legal work on their behalf and MACK abstaining because Clear Channel is involved in this application and his consulting company negotiates with Clear Channel on behalf of Treasures**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 111 – DIR-4573

**MINUTES Continued:**

GARRY HAYES, 199 North Arroyo Grande, Henderson, appeared on behalf of the applicant and explained the Planning and Development Department had not acted on the use permit application, which was submitted several months ago due to the condemnation of a neighboring property to accommodate the widening of the US95 freeway. This condemnation included the removal of a billboard sign located at 2017 West Bonanza Road, and part of the compensation received for that removal demand was assurance that Clear Channel could relocate the billboard sign at a future date at no cost to them. The site of the pending application for Connell Outdoor Advertising Company has not been acted upon pending the final determination of where the Clear Channel billboard will be relocated. MR. HAYES pointed out the location where he believed the Clear Channel billboard would be relocated and mentioned the location would not meet the minimum distance requirement from residential zoning nearby. He stated this would not be a problem for Clear Channel as no use permit has been required as part of the condemnation agreement. MR. HAYES informed Council that he was unable to find any definable reference allowing the waiver of the use permit because the sign was being relocated due to condemnation. MR. HAYES concluded by saying of the two applications before Council, the Clear Channel application could not be approved because of the distance requirement; however, the Connell Outdoor Advertising application could be approved, and he requested such approval.

MARGO WHEELER, Deputy Director, Planning and Development Department, confirmed that the previous Clear Channel Billboard was removed during condemnation. She stated the compensation package given by the state is irrelevant as this is a land use issue. MS. WHEELER explained that when a billboard is removed due to condemnation, the billboard owner is allowed to have a Building Permit issued for relocation and that during the life of that permit, no other permits would be issued to another billboard owner for the same property.

MR. HAYES pointed out that the billboard proposed by Clear Channel would not go onto the same property. It is a different parcel. He also said that the use permit should be necessary as one application should not get preferential treatment. Finally, MR. HAYES stated it might be the policy of the City to treat situations such as these in this manner; however, it is not within the Code. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated the Code does provide a definition of an existing use. He explained that if there was a Building Permit issued prior to the time this applicant applied for his billboard, the already permitted billboard would be considered an existing use, and the Planning Department could measure the minimum 300 feet one billboard must be away from another and deny the application.

COUNCILMAN MACK confirmed that although Clear Channel was not a named party, they were involved in the property. Therefore, he would be abstaining on the item.

NOTE: Subsequent to the meeting a verbatim transcript was made a part of the final minutes.

(2:24 – 2:35)

4-1837

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - **ROC-4482** - **APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 7 of an approved Site Development Plan Review (SDR-2663) which required a "Type B" Intersection as specified by the Town Center Development Standards on property adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared and concurred with the staff recommendation for approval.

COUNCILMAN MACK stated that due to the width of Elkhorn Road, a Type A Intersection is required at this location.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:35 – 2:36)

**4-2307**



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 112 – ROC-4482

**CONDITIONS:**

Planning and Development

1. Condition Number 7 of Site Development Plan Review (SDR-2663) shall be revised to require that the intersection of Campbell Road and Elkhorn Road comply with the “Intersection Type A” design of the Town Center Design Standards.
2. The “Street Plan and Profile” sheet dated May 12, 2004 shall be revised to indicate a “Type A” Intersection and illustrate two-way parking angles on Elkhorn Road. These revisions shall be approved by staff of the Planning and Development Department prior to issuance of any pending or subsequent permits for the development.
3. Conformance to all other Conditions of Approval for Special Use Permit (SUP-2666), Variance (VAR-2665), and Site Development Plan Review (SDR-2663).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-4312** -  
**APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

STEVE FORD, Facilities Management Manager, Department of Field Operations, appeared on behalf of the applicant and showed a rendition of the proposed park to be located at the northwest corner of Summerlin Parkway and the US95 freeway. He explained it is a non-program park which means it is primarily open space with a few basketball courts, restroom facilities, two dog runs and a walking path surrounding it.

COUNCILMAN WOLFSON pointed out that the park site has been a difficult piece of property to develop. The park will serve well as a buffer between Summerlin Parkway and the adjacent neighborhood and will be an amenity for the residents in the area.

No one appeared in opposition.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 113 – SDR-4312

**MINUTES Continued:**

MAYOR GOODMAN declared the Public Hearing closed.

(2:36 – 2:38)

**4-2360**

**CONDITIONS:**

Planning and Development

1. All development shall be in conformance with the site plan and building elevations approved by the City Council, except as amended by conditions herein.
2. A revised site plan addressing the conditions of approval shall be administratively approved by the Planning and Development Department staff prior to approval of any permits, site grading, and any development activity on this site.
3. The revised site plans shall incorporate and show details of a drinking fountain, benches, shade, bicycle racks and path lighting placed along the trail corridor. Direct access from the trail to the restroom facilities through the parking lot or other acceptable routing shall be incorporated in the plan.
4. The revised landscape plan shall be amended to depict 36 inch box evergreen trees 25 feet on center within the planters adjacent to the north property line.
5. Landscaping and a permanent underground sprinkler system shall be installed and be permanently maintained in a satisfactory manner.
6. No turf shall be permitted in the non-recreational common areas.
7. All exterior lighting shall meet the standards of Title 19.08.060(C).
8. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
9. If the basketball courts are lighted, the lighting shall not extend past 10:00 PM.
10. Handicap parking shall meet the minimum dimensions as required in Title 19.10.010, including van accessible parking requirements.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 113 – SDR-4312

**CONDITIONS Continued:**

13. All City Code requirements and design standards of the City must be satisfied.

Public Works

14. Coordinate improvements for Tenaya Way adjacent to this site with the City Engineer to ensure integration with the proposed Tenaya Way overpass project.
15. Site development to comply with all applicable conditions of approval for ZON-3910 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-4476 - APPLICANT: JERRY MICELI - OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL - Petition to Vacate portions of Madison Avenue and C Street, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted After City Council Meeting – Protest Letter from Scott Eckert dated 7/18/2004

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 114 [VAC-4476] and Item 115 [SDR-4362].

PASTOR LAFAYETTE MOSLEY appeared on behalf of the Praise Temple Church of God in Christ. BEATRICE TURNER, Las Vegas resident, stated that this property is adjacent to the now closed Preacher of the Stars Church, which appeared before Council in the past due to a lack of parking. She complained that this is a modular trailer turned sideways on the lot, not a building, that the landscaping waiver should not be granted due to the large amount of concrete in the area and that because of the over saturation of churches on this street, parking on Sundays is almost impossible.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 114 [VAC-4476] and Item 115 [SDR-4362].

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 114 – VAC-4476

**MINUTES Continued:**

NOTE: All discussion for Item 114 [VAC-4476] and Item 115 [SDR-4362] was held under Item 114 [VAC-4476].

(2:38 – 2:41)

**4-2437**

**CONDITIONS:**

Planning and Development

1. Prior to recordation of an Order of Vacation, the applicant shall, by survey performed by a registered Professional Land Surveyor, establish the actual boundaries of existing improvements adjacent to this site to the satisfaction of the City Engineer, and this vacation application shall be amended to vacate only such excess right-of-way that extends beyond 5-feet behind existing back of curb.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with Code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-4476 - PUBLIC HEARING - **SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Request for a Site Development Plan Review, a Waiver of the Parking Lot Landscaping Standards, and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 4,080 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP 0.32 acres at 300 and 304 Madison Avenue (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 114 [VAC-4476] for all related discussion.

(2:38 – 2:41)

**4-2437**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 115 – SDR-4362

**CONDITIONS Continued:**

3. The site plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.
4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.
5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.
6. The landscape plan shall be revised to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.
7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.
8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.
10. Wall pack lighting shall utilize “shoe-box” fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 115 – SDR-4362

**CONDITIONS Continued:**

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
13. All City Code requirements and design standards must be satisfied.

**Public Works**

14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.
15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-4372** -  
**APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER** - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping and buffering FOR A PROPOSED 40,000 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING on 0.32 acres located at 823 South Las Vegas Boulevard (APN: 139-34-410-249 & 172), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

SEAN COULTER, Wells Pugsley Architects, 2480 East Tompkins Avenue, Suite 222, appeared on behalf of the applicant and explained it is a proposed forty thousand square foot office building with the second and third floors being rentable space and the fourth floor being office space. Some minor modifications were made to the design after submittal such as relocation of the trash enclosure to the alley and the addition of a loading zone. The loading zone addition required the loss of one parking space resulting in a total of 32 spaces. MAYOR GOODMAN confirmed with MR. COULTER that the existing building would be demolished and pointed out that this project will go in on a downtown block that is being completely redeveloped.

COUNCILMAN WEEKLY stated the project would be a great addition to the downtown area and he thanked MR. COULTER for his presentation and for the very nice project rendering his office received.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 116 – SDR-4372

**MINUTES Continued:**

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:42 – 2:46)

**4-2590**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations dated 05/12/04, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the provision of a loading zone.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 116 – SDR-4372

**CONDITIONS Continued:**

9. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
14. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Las Vegas Boulevard adjacent to this site prior to the issuance of any permits.
15. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.
16. The access gates and appurtenant hardware in either the opened or closed position shall not intrude into the public right-of-way.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
18. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard adjacent to this site.
19. Submit an Encroachment Agreement for all private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4567 -  
**APPLICANT: REDROCK ENGINEERING AND SURVEYING, INC. - OWNER:**  
**RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY**  
**COMPANY** - Request for a major amendment to an approved Site Development Plan Review (SDR-2590) FOR A WAIVER OF TITLE 19.08.045 TO ALLOW A 2.5-FOOT HIGH NON-DECORATIVE WALL ALONG THE NORTH PROPERTY LINE WHERE A MINIMUM SIX-FOOT HIGH DECORATIVE WALL ALONG ANY PROPERTY LINE BETWEEN COMMERCIAL DEVELOPMENT ABUTTING RESIDENTIAL DEVELOPMENT IS REQUIRED; AND FOR A WAIVER OF TITLE 19.12 PERIMETER LANDSCAPING REQUIREMENTS on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 4 (Brown). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest Letter from Timothy Litz
5. Submitted at City Council – Protest Petition with 27 signatures

**MOTION:**

**BROWN – DENIED with direction to the applicant to work with staff on specifications and standards for a required block wall and to mitigate lighting issues – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DR. SCOTT BROOKSBY, owner of the Rainbow Professional Office Development, appeared and explained he is in the process of building a dental office and a four building complex on the subject property. In the course of the building process, some problems have surfaced that he

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 117 – SDR-4567

**MINUTES Continued:**

feels are a direct result of requirements imposed by the City. One problem was caused by a profile plan being submitted in an inverted state. This problem went unnoticed by all parties, including the City Engineers Division, during all three reviews the project required. It was finally discovered the day the paving was to be done on the site.

DR. BROOKSBY indicated that upon review of the plans by the Flood Control Division, a requirement was made that the property be raised almost four feet. Approximately \$30,000 of fill dirt was brought in to satisfy this requirement. As a result, the parking lot is now only two feet below the top of the existing six-foot tall block wall that surrounded the site. DR. BROOKSBY'S property is adjacent to the backyards of a residential neighborhood. In addition, there is a six to seven foot gap between the edge of the parking lot and the block wall. He mentioned that the grading in that gap was not completed, so it is one and a half feet overfilled from the height it should be upon completion of the grading.

DR. BROOKSBY showed photos taken while standing in the parking lot looking down into his neighbor's backyard. He expressed frustration at the City's requirements which have imposed upon his neighbor's privacy; however, the requirements had to be satisfied in order for his project to proceed. He stated the block wall in his neighbor's backyard is approximately ten feet tall; however, because of the elevation change, only two feet of that wall is visible on the dental building side.

Another problem he discussed was related to the two driveways that exit onto Cheyenne and a requirement to place trees every twenty feet, offset five feet from the sidewalk. DR. BROOKSBY felt placement of the trees in that location would block the vision of drivers exiting his property or turning off of Campbell. He proposed that the trees intended for the front of the property be planted in the back, which would provide privacy and an aesthetic barrier for the residents on the other side of the wall. He proposed putting two foot shrubs along Cheyenne which would allow his building to be viewed from the street and would not impede the vision of drivers. He emphasized he wishes to remain in the neighborhood for a very long time and wants to be a good neighbor.

MAYOR GOODMAN asked staff to explain if and how any City action could have resulted in these problems. BART ANDERSON, Engineering Project Manager, Department of Public Works, said City records indicate that when the first submittal of the drainage study was submitted in September of 2003, it reflected three and a half feet of fill. This was not a requirement by the City, it was submitted to the City as such. Because the submittal reflected a change of more than two feet, it required a standard approval, and the requirement of the additional review was noted in the comments that were returned along with other issues to be addressed.

CITY COUNCIL MEETING OF JULY 7, 2004

Planning and Development Department  
Item 117 – SDR-4567

**MINUTES Continued:**

On November 5, 2003 the plans were resubmitted and were approved on November 19, 2003. He explained the City did require the applicant to make certain areas of the parking lot that were not draining to do so. To do this, the building height needed a net change of seven inches. The City did not dictate whether or not the building had to be raised by seven inches or lowered by seven inches in certain locations. The applicant submitted plans proposing to raise the building seven inches, allowing the appropriate drainage, and the plans were approved. MR. ANDERSON disagreed that the City compelled the changes to be made. The increased fill was approved because the property had adequate drainage, and approval of drainage is the function of the Flood Control Division.

STEVE SHAW, 9133 Ballad Avenue, stated his property is north of this site. He showed photos that were taken from the parking lot of the dental building. He explained that the headlights of a normal sized car parked against the now two foot tall wall could shine directly over the wall and into his yard. Because of this, DR. BROOKSBY'S tree proposal could not work in blocking headlights and would not provide adequate safety precautions. The wall could be easily jumped. He said the wall has already been damaged and loosened by the bulldozers hitting it during construction and, as of yet, the applicant has not repaired the wall. MR. SHAW feels a wall could be put up and then the trees could be planted. He reminded Council that per Code a six-foot wall is required in the parking lot.

ROBERT GENZER, Director, Planning and Development Department, confirmed MR. SHAW'S statements and after reading from Title 19, Section 08, stated it is clear in the Code that at minimum, a six-foot wall is required at this location. He added that because the finished elevation on DR. BROOKSBY'S property is higher, the six feet should be on his property.

DR. BROOKSBY interjected that although he did not know how the finished grade is determined, the grade at the property level would be six feet and is ten feet away from the wall before it rises to a higher level.

HEIDI SHAW, 9133 Ballad Avenue, concurred with her husband's statements and added that during construction, she has had workers from the site waving at her while she has her two children out in the backyard. She reiterated her husband's comments that it would be easy for someone to jump the wall from the parking lot to get into their pool. She stated she does not allow her children to play anywhere near the wall shared with DR. BROOKSBY'S property. She fears for her children's safety and wants the wall built to Code.

BILL CHILDS, Redrock Engineering, informed Council his company did the engineering plans for the project. He said that when the grading is finished, adjacent to the existing wall, there will be a six foot wall on the property line measured from the finished grade of the site. He confirmed the parking lot, which is eight feet away from the wall, will be three feet higher. He clarified that when the project was started, he wanted the grade and the set finished floor based on the elevation of Cheyenne. He continued that there is a hump in the side street, and the first

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 117 – SDR-4567

**MINUTES Continued:**

comments received back on the plans indicated the finished floors had to be set six inches above the high point of that hump, which is approximately four feet above Cheyenne. This requirement did not leave the engineer with many choices of where the finished floor could be set. Finally, he stated the trees would resolve the headlight issue once mature. He pointed out that it is an office park with daytime only hours, that the questionable parking spaces are in the back of the lot, and the possibility of them being used is slim.

RAE ERICKSON, 3225 Sabino Canyon Street, submitted a petition, which represented several people who could not attend the meeting. She concurred with the safety and privacy comments of the SHAW'S and added that the intensity of the lights in the parking lot illuminates her entire backyard.

SUSAN NASS, 3229 Sabino Canyon Street, commended the City on having such a thorough Zoning Code. She pointed out that per Code, the trees would not obstruct the vision of drivers if the foliage is high enough and only the tree trunks are at eye level. She asked that the Council does not waive the landscaping because it could affect property values in the surrounding area and set a precedent for future waivers.

ALAN SMITH, 908 Dolente Avenue, stated he lives in a cul-de-sac east of the subject property. He spoke with the developer of this project when it was approved, and was told that the property would be downgraded as much as possible. He was concerned because of the extreme elevation before it was filled up. During construction he watched truck after truck bring dirt to the property. He informed Council that he had driven the length of Cheyenne from the I-95 to the I-215 and counted buildings on the street. Without exception, all of the 37 offices and four public service areas in that section had beautiful perimeter landscaping. He is opposed to the waiver.

MANIJEHMOAYERI MALEKI, 3216 Campbell Road, stated her home is next to the parking lot and she has already lost property value. She worked hard to own her home and has now lost her privacy. She indicated the wall must be built in a way to assure her privacy.

CRAIG MOORE, 4427 Via Torino, stated he was a former Chief Building Inspector for the City of Las Vegas and felt it was important to bring to the Council's attention the fact that MR. SHAW'S ten foot wall photos indicate the bottom four feet of wall is an eight inch thick retaining wall. The top six feet would be regular six-inch wall. The pilaster that can be observed in the photo indicates this. He stated that adding to this wall would cause a very serious problem.

DR. BROOKSBY rebutted that the waiver is not a request to waive all landscaping entirely. The request is to shift from high trees to lower two foot shrub landscaping so the views of drivers in the area would not be obstructed. The landscape waiver is not being requested to save money; it would actually cost more if approved as requested. The doctor agreed to build a six-foot wall if



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 117 – SDR-4567

**MINUTES Continued:**

Council deemed it necessary; however, he thought densely packed trees would serve the same purpose. If a wall is put in, it would have to be built approximately three to four feet away from the existing wall, and that will use up landscaping space and make it difficult to meet the landscaping requirement.

COUNCILMAN BROWN acknowledged that the applicant was in constant contact with his office and sympathized with the frustration DR. BROOKSBY has encountered during this process. He explained that the subject property was originally within the County and the last action regarding the property while under County jurisdiction was to zone it for an office complex. That complex required City sewer, and the property was subsequently annexed into the City. He pointed out that the area residents have expressed mixed feelings over having a single story office complex there instead of having new homes built, which would have more density than the existing homes in the area. COUNCILMAN BROWN commended DR. BROOKSBY on the beauty of the first building and expressed hope that the other three buildings would be in the same style and fashion.

COUNCILMAN BROWN pointed out that due to the position of Cheyenne Avenue combined with the way Campbell loops the site is complicated. He suggested the developers in the area may not have stepped the grade but, instead, leveled it as low as possible resulting in the difference in grade between the properties. He informed DR. BROOKSBY that building a wall is a necessity. Because the City considers a gap between the existing wall and the proposed new wall a hazard the applicant must assure the new wall is placed as closely as possible to the existing wall. If a gap remains of more than a few inches, the gap must be filled with foam or insulation so children and animals cannot get caught between the walls.

Acknowledging the new wall might have a negative aesthetic impact, COUNCILMAN BROWN emphasized the safety and security issues the new wall would mitigate. He confirmed with MR. GENZER that there was a condition relating to the lights in the parking lot and assured the residents the condition would be enforced. MR. GENZER indicated that the condition had been placed; however, the situation was complicated by the fact that the parking lot is situated much higher than the residences. Staff would work with the applicant on the problem. DR. BROOKSBY explained that the lights in the back parking lot have been disconnected because they will not be necessary until the other three buildings are constructed. COUNCILMAN BROWN pointed out that once those two buildings are constructed, the wall would be mandatory because of their proximity to the residences.

Regarding the landscaping, COUNCILMAN BROWN advised the applicant that the proper trees in appropriate locations would function well with the quality of the building. He indicated that the City has successfully held the standards regarding the landscaping on the north side of Cheyenne Avenue for the last five years and the results are very positive. He would not be supportive of waiving the landscaping requirements on this project.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 117 – SDR-4567

**MINUTES Continued:**

COUNCILMAN BROWN reiterated his sympathy for the frustrations endured by DR. BROOKSBY during the building process. He wished the doctor well and stated the complex would enhance the neighborhood and that, by using a good neighbor approach, everyone could be satisfied in the long run.

MAYOR GOODMAN declared the Public Hearing closed.

(2:46 – 3:33)

**4-2815**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER DEVELOPMENT PLAN - PUBLIC HEARING - **MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: NEIGHBORHOOD COMMERCIAL TO: MEDIUM-LOW RESIDENTIAL on 4.12 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN: 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development General Plan Designation) under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**BROWN – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL ROWE, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained this application is for a major modification of four acres that would bring the property into conformance with the existing residential properties in the area. The units would not exceed the density cap in the Lone Mountain Master Plan.

COUNCILMAN BROWN indicated his office has received numerous calls regarding this application and he wanted to clarify that the application is only a modification to allow single family detached residential. A Site Development Plan will have to go back through the process and be heard before Council. MR. ROWE concurred.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 118 – MOD-4311

**MINUTES Continued:**

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(3:33 – 3:36)

**5-1057**

**CONDITIONS:**

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.
2. The revised Table 1, Figures 2 and 2A as contained in the body of this report, replace those in the current Lone Mountain Master Development Plan.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

MASTER SIGN PLAN - PUBLIC HEARING - **MSP-4380** - **APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.** - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY-ORIENTED BUSINESS (TREASURES GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-001 & 003), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest letter filed by Harold L. Earl
5. Back up referenced from the 6/10/2004 Planning Commission Item 10
6. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner & Renshaw
7. Submitted at City Council – City Attorney's Office Written Opinions for Mayor Goodman and Councilman Mack filed under Items 3 and 101

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
ITEM 119 MSP-4380

**MINUTES Continued:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

(1:34 – 1:38)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION - PUBLIC HEARING - VAC-4347 - **APPLICANT: CANYON RIDGE CHRISTIAN CHURCH** - Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

THOMAS HELLUMS, Dwyer Engineering, 7310 Smoke Ranch Road, appearing on behalf of the applicant, agreed to all conditions and requested approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(3:36 – 3:36)

**5-1140**

**CONDITIONS:**

1. All property owners must agree to this vacation request that proposes an offset 47-foot right-of-way and acceptable documentation must be provided to the City Engineer prior to recordation of an Order of Vacation. If such documentation cannot be provided, the 47-foot right-of-way width shall be centered about the centerline of Maverick Street.
2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 120 – VAC-4347

**CONDITIONS Continued:**

- sanitary sewer relocation plan is submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. The relocation must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-3213 may be used to satisfy this requirement provided that it addresses the area to be vacated.
  4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
  5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
  6. All development shall be in conformance with code requirements and design standards of all City departments.
  7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
  8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-4348 - APPLICANT MTC 118, INC. -  
Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane,  
west of Durango Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff  
recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion filed under Items 3 and 101

**MOTION:**

**BROWN – APPROVED subject to conditions – UNANIMOUS with MACK abstaining because his brother STEVEN MACK owns Camco, Inc., a company which has filed an application to have a store located on this property**

**MINUTES:**

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

COUNCILMAN MACK disclosed that his brother STEVEN MACK owns Camco, Inc., which is a company that has filed an application to have a store located on this property. Because of this conflict, he would be abstaining from this item. He referenced the written opinion previously submitted to the City Clerk.

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 121 – VAC-4348

**MINUTES Continued:**

AUGUSTINE SALCEDO, Tetra Tech Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of applicant and concurred with staff recommendations.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.  
(3:36 – 3:37)

**5-1172**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-3840 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3840, the Durango/Dorrell commercial subdivision and all other applicable site-related actions.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met; provided, however, conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 121 – VAC-4348

**CONDITIONS Continued:**

6. All development shall be in conformance with requirements and design standards of all City codes.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED SIX MONTH REVIEW - VARIANCE - PUBLIC HEARING - **RQR-4118** - **APPLICANT/OWNER: RAMON PARDO** - Required Six Month Review for an approved Variance (V-0044-02) WHICH ALLOWED 9 PARKING SPACES WHERE 23 SPACES ARE REQUIRED FOR A 3,880 SQUARE FOOT RETAIL BUILDING at 1650 East Sahara Avenue (APN: 162-02-411-032), R-2 (Medium Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letter from Laura Atias on behalf of Esther Strissel

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RAMON PARDO, 4426 Arno Court, appeared and concurred with staff's recommendation of approval. COUNCILMAN REESE asked if any of the buildings were leased and if there were any problems related to parking. MR. PARDO informed him that they have been fully leased since July of 2003 and there have not been any parking related problems.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(3:37 – 3:38)

**5-1219**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 122 – RQR-4118

**CONDITIONS Continued:**

Planning and Development

1. This Variance shall be reviewed six months from the date a Certificate of Occupancy is granted for a retail use.
2. Conformance to the Conditions of Approval for Variance (V-0044-02).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Variance TO ALLOW A REDUCTION OF THE AMOUNT IN REQUIRED PARKING at 1401 North Decatur Boulevard, Suite #34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL. **(NOTE: Application should properly indicate the amount of parking spaces being requested, which is 267 where 534 is required)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Brown filed under Item 123 [VAR-4340]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with BROWN abstaining because he was recently appointed to the Board of Trustees of Catholic Charities of Nevada and Catholic Charities will be impacted**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, STEVEN MACK, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting on Item 123 [VAR-4340] and Item 124 [SUP-4168].

NOTE: COUNCILMAN BROWN requested an opinion from the City Attorney’s Office regarding his possible abstention on Item 123 [VAR-4340 and Item 124 [SUP-4168]. COUNCILMAN BROWN was recently appointed to the Board of Trustees of Catholic Charities of Nevada and because the vote could have an impact on Catholic Charities he would abstain. He submitted the Opinion Memo to CITY CLERK BARBARA JO RONEMUS.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 123 – VAR-4340

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 123 [VAR-4340] and Item 124 [SUP-4168].

BERT BLOOM, 12997 Blairwood Drive, Studio City, California, owner of the Decatur Shopping Center, appeared and concurred with the conditions. He pointed out that the variance is required because staff recommended 534 parking spaces and the property can only accommodate 267 parking spaces. JOE GENERI, 1501 North Las Vegas Boulevard, appeared on behalf of the applicant and offered to answer any questions Council may have.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 123 [VAR-4340] and Item 124 [SUP-4168].

NOTE: All discussion for Item 123 [VAR-4340] and Item 124 [SUP-4168] was held under Item 123 [VAR-4340].

(3:39 – 3:41)

**5-1257**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval Special Use Permit (SUP-4168)
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 -  
**APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER:**  
**DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Special Use Permit FOR  
A PROPOSED THRIFTSHOP, NON-PROFIT at 1401 North Decatur Boulevard, Suite 34  
(APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning  
Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Brown filed under Item 123 [VAR-4340]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with BROWN abstaining because he was recently appointed to the Board of Trustees of Catholic Charities of Nevada and Catholic Charities will be impacted**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, STEVEN MACK, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting on Item 123 [VAR-4340] and Item 124 [SUP-4168].

NOTE: COUNCILMAN BROWN requested an opinion from the City Attorney’s Office regarding his possible abstention on Item 123 [VAR-4340] and Item 124 [SUP-4168]. COUNCILMAN BROWN was recently appointed to the Board of Trustees of Catholic Charities of Nevada and because the vote could have an impact on Catholic Charities he would abstain. He submitted the Opinion Memo to CITY CLERK BARBARA JO RONEMUS.

**MINUTES:**

NOTE: See Item 123 [VAR-4340] for all related discussion.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 124 – SUP-4168

**MINUTES Continued:**

(3:41 – 3:42)

**5-1369**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Non-profit Thrift Shop use.
2. Approval of and conformance to the Conditions of Approval for VAR-4340.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The applicant shall remove all barbed wire from the fence surrounding the staging area to the rear of the building.
5. The staging area shall be screened in a manner to block it from public view.
6. The applicant shall ensure that the drop-off box is maintained and emptied daily in a manner to prevent unsightly materials from being left in view on or around the drop off box.
7. This Special Use Permit shall be subject to a one year review at a public hearing.
8. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - **VAR-4300** - **APPLICANT/OWNER: CARINA CORPORATION** - Request for a Variance TO ALLOW 1.94 ACRES OF OPEN SPACE WHERE 2.41 ACRES ARE REQUIRED FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council Meeting – Brochure for the Centennial Springs development

**MOTION:**

**MACK – APPROVED subject to condition – UNANIMOUS with MONCRIEF not voting**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 125 [VAR-4300], Item 126 [SUP-4299], and Item 127 [SDR-4290].

REBECCA RALSTON, 28814 Business Park Court, appeared on behalf of the applicant and stated concurrence with staff recommendation and conditions.

COUNCILMAN MACK stated he was initially opposed to granting this variance; however, the quality and planning of the open space of this development has changed his mind. He asked MS. RALSTON to elaborate on the open space component of the project. She explained the project proposes a park, which would be a public amenity while being privately maintained. The park includes an outdoor amphitheatre, club house, rose garden, tot lot play area and multiple barbeque and gazebo areas. In addition to the park component, the developer is proposing detached sidewalks and tree lined streets with pockets of open space suitable for dog walking etc., which are areas that do not count towards the open space requirement.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 125 – VAR-4300

**MINUTES Continued:**

COUNCILMAN MACK indicated this project is innovative and thinks it could be a model for the future of Centennial Hills.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 125 [VAR-4300], Item 126 [SUP-4299], and Item 127 [SDR-4290].

NOTE: All discussion for Item 125 [VAR-4300], Item 126 [SUP-4299] and Item 127 [SDR-4290] was held under Item 125 [VAR-4300].

(3:42 – 3:46)

**5-1383**

**CONDITION:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-4300 - PUBLIC HEARING - **SUP-4299** -  
**APPLICANT/OWNER: CARINA CORPORATION** - Request for a Special Use Permit  
FOR PRIVATE STREETS FOR A PROPOSED MIXED USE DEVELOPMENT AND A  
WAIVER TO ALLOW THE PRIVATE STREETS TO NOT BE GATED adjacent to the  
southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town  
Center) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend  
APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council Meeting – Brochure for the Centennial Springs development filed  
under Item 125 [VAR-4300]

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with MONCRIEF not voting**

**MINUTES:**

NOTE: See Item 125 [VAR-4300] for all related discussion.

(3:42 – 3:46)

**5-1383**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-4300)  
and Site Development Plan Review (SDR-4290).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is  
exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 126 – SUP-4299

**CONDITIONS Continued:**

3. Consideration shall be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
7. A Private Maintenance Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Site development to comply with all applicable conditions of approval for Site Development Review SDR-4290 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4300 AND SUP-4299 - PUBLIC HEARING - **SDR-4290 - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Site Development Plan Review and a Waiver of the Landscaping Standards FOR A PROPOSED MIXED USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
5. 4. Submitted at Council Meeting – Brochure for the Centennial Springs development filed under Item 125 [VAR-4300]

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with MONCRIEF not voting**

**MINUTES:**

NOTE: See Item 125 [VAR-4300] for all related discussion.

(3:42 – 3:46)

**5-1383**

**CONDITIONS:**

Planning and Development

1. A Town Center Automobile Gateway designed according to the specifications of Figure 8 of the Town Center Development Standards (TCDS) shall be incorporated in the development of the corner of the development at the intersection of Farm and Tule Springs Roads.
2. Multi-Use Transportation Trail shall be included in the improvements of the west side of Tule Springs Road.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 127 – SDR-4290

**CONDITIONS Continued:**

3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. The applicant shall meet with staff of the Planning and Development Department to develop an address plan prior to the issue of permits.
5. A Variance application for open space (VAR-4300) and a Special Use Permit (SUP-4299) approved by the City Council.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 5 feet on the corner side, and 3 feet in the rear.
8. As part of a future Tentative Map submittal for this project, the applicant shall submit a lot fit analysis to the Planning and Development Department to ensure the proposed product fits onto the proposed lots.
9. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
10. Tandem garages shall not be utilized unless a separate parking space with unimpeded access is provided upon the same lot as the tandem-style garage.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and the correct number of trees along Farm and Tule Springs.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
14. Air conditioning units shall not be mounted on rooftops.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 127 – SDR-4290

**CONDITIONS Continued:**

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.
17. All City Code requirements and design standards of all City departments must be satisfied.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

19. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road, 40 feet for Farm Road, and a 30-foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus stops shall be dedicated in accordance with the approved Traffic Impact Analysis for this site.
20. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
21. Provide a public sewer stub to the west of this site at a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 127 – SDR-4290

**CONDITIONS Continued:**

- dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
  24. Provide documentation to the City of Las Vegas showing that the Nevada Department of Transportation (N.D.O.T.) easement that crosses this site has been abandoned prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
  25. Landscape and maintain all unimproved rights-of-way on Farm Road and Tule Springs Road adjacent to this site.
  26. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road and Tule Springs Road public rights-of-way adjacent to this site prior to occupancy of this site.
  27. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations. We note that a deviation for non-standard knuckles at street bends is required.
  28. Site development to comply with all applicable conditions of approval for Z-76-98 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 30-unit multi-family Live/Work development on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 128 [VAR-4377], Item 129 [SUP-4376], Item 130 [VAC-4419], and Item 131 [SDR-4373].

CHAD VALLINGA, 3311 South Rainbow, concurred with staff recommendation and conditions. He presented a scale model of the proposed development. He explained the project is for loft homes that provide both live and work space and that the product has been built in other locations around the country and has been well received.

FRANK ROBERTSON, 4512 Montrose appeared representing the applicant and indicated the town homes are built out of sheet metal. He indicated that sheet metal is an innovative product and has become a medium of architectural use around the world. It has been used in places such as the Guggenheim Museum and the Disney Hall and is currently being used by Frank Gary in Spain.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 128 – VAR-4377

**MINUTES Continued:**

MR. ROBERTSON explained that after meeting with staff from the MAYOR'S office and the Office of Business Development, the developer chose the proposed site. The properties will attract urban dwellers. Currently, the developer has 50 architects who live in this type of product they have built in Atlanta, Dallas and Houston. Feasibility studies have already been done, and research has been done to ensure the project can be built in accordance to Code.

MAYOR GOODMAN commented that after seeing the brochures, he was impressed with the quality of the interior designs although he did have reservations about the sheet metal exterior and how it would handle the extreme summer heat. MR. ROBERTSON described the tin as a reflective barrier and stated the only material that could reflect more heat would be mirrors. The homes stay approximately 8 degrees cooler than the outside temperature when not air-conditioned. MAYOR GOODMAN asked when the oldest development of this nature was constructed and if the quality of the neighborhood has been maintained. MR. ROBERTSON replied the first homes were built ten years ago in a Houston neighborhood where the land was sold for five dollars per foot. It was considered a bad part of town, and there were drug issues, etc. The homes, which originally sold for \$150,000 are now selling for \$280,000 and have their original tin. MR ROBERTSON described Houston temperatures as 105 to 108 degrees and stated the homes in Dallas could see temperatures as high as 113 degrees on a hot summer day.

COUNCILMAN WEEKLY concurred with the MAYOR'S comments regarding living in this type of home in Las Vegas. He complimented the interior décor but added that he had concerns regarding the outside color scheme and asked if that was negotiable. MR. ROBERTSON acknowledged his concerns and reminded him that building structures of this nature is a very complicated and expensive process and would bring development dollars to the neighborhood. He indicated that there are already interested parties and that he is unable to discuss the project with them because the land has not been purchased yet. MR. ROBERTSON said the colors could be negotiated as there is a large color palette to choose from. COUNCILMAN WEEKLY asked if there were fencing options or if the only option was sheet metal. MR. ROBERTSON said there were a few options regarding fencing including chain link. He stated that the Planning Department and developer would work together to find a suitable option.

MAYOR GOODMAN stated that after hearing the presentation and seeing that the developer is committed to completing this project without any financial assistance or benefits from the City, he could be supportive of the item.

COUNCILMAN WEEKLY confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that a condition could be added on the Site Development Review Plan to have staff and COUNCILMAN WEEKLY'S office involved in deciding the color scheme and fencing options for the project.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 128 – VAR-4377

**MINUTES Continued:**

COUNCILMAN WEEKLY reminded COUNCILMAN REESE that due to possible redistricting, this project could eventually be contained within his Ward. MR. ROBERTSON added that there is a project soon to be underway that is already within COUNCILMAN REESE'S Ward at 1980 Fremont Street.

COUNCILWOMAN MONCRIEF said the project appealed to her contemporary flair, that she thought Las Vegas is lacking this type of component and that she would consider purchasing one.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 128 [VAR-4377], Item 129 [SUP-4376], Item 130 [VAC-4419], and Item 131 [SDR-4373].

NOTE: All discussion for Item 128 [VAR-4377], Item 129 [SUP-4376], Item 130 [VAC-4419], and Item 131 [SDR-4373] was held under Item 128 [VAR-4377].

(3:46 – 4:02)

**5-1543**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-4376) and Site Development Plan Review (SDR-4373).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING - **SUP-4376** -  
**APPLICANT: LARRY S. DAVIS AND ASSOCIATES** - **OWNER: MISSION SPRINGS**  
**PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit  
FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT adjacent to  
the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-  
310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).  
The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 128 [VAR-4377] for all related discussion.

(3:46 – 4:02)

**5-1543**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-4373.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - **VAC-4419**  
- **APPLICANT: LARRY S. DAVIS AND ASSOCIATES** - **OWNER: MISSION SPRINGS**  
**PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of 11th  
Street between Carson Avenue and Fremont Street, Ward 5 (Weekly). The Planning  
Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 128 [VAR-4377] for all related discussion.

(3:46 – 4:02)

**5-1543**

**CONDITIONS:**

1. This application shall be amended to vacate only 13-feet of the existing 25-foot radius corner, leaving a right-of-way radius of 12-feet, at the northeast corner of 11<sup>th</sup> Street and Carson Avenue. This vacation application must receive approval from the City Engineer to allow the reduced radius corner prior to the submittal of construction drawings for development overlying or abutting the area requested for vacation.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 130-VAC-4419

**CONDITIONS Continued:**

- application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-4373 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
  4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
  5. All development shall be in conformance with code requirements and design standards of all City departments.
  6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
  7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377, SUP-4376 AND VAC-4419 - PUBLIC HEARING - **SDR-4373** - **APPLICANT: LARRY S. DAVIS AND ASSOCIATES** - **OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED** subject to conditions, deleting Condition 7 and amending conditions as follows:

2. All development shall be in conformance with the site plan and building elevations, submitted and dated *July 7, 2004, and final colors and fencing materials to be approved by Planning and Development staff prior to issuance of building permit.*
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to reflect a decorative six-foot masonry wall *between buildings.*

– UNANIMOUS

**MINUTES:**

NOTE: See Item 128 [VAR-4377] for all related discussion.

(3:46 – 4:02)

5-1543



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 131 – SDR-4373

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to reflect a decorative six-foot masonry wall along the north property line.
4. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. The elevations shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 131 – SDR-4373

**CONDITIONS Continued:**

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

16. Dedicate a 25-foot radius on the northwest corner of Carson Avenue and Maryland Parkway prior to the issuance of any permits.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards. Construct all incomplete half-street improvements (sidewalk) on Carson Avenue, 11<sup>th</sup> Street and Maryland Parkway adjacent to this site concurrent with development of this site.
18. A Petition of Vacation, such as VAC-4104 or other Vacation Action to vacate conflicting rights-of-way, must record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, 11<sup>th</sup> Street, and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits,

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 131 – SDR-4373

**CONDITIONS Continued:**

submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Variance TO ALLOW REAR SETBACKS OF ZERO FEET AND 10 FEET WHERE 15 FEET IS REQUIRED, AND TO ALLOW LOT COVERAGE OF 55 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED for a proposed office building and detached parking structure on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 132 [VAR-4386] and Item 133 [SDR-4385].

JEFF ALBREX, 1701 West Charleston Boulevard, Suite 550, appeared on behalf of the applicant and concurred with staff recommendation and conditions. He stated that he had met with COUNCILMAN WEEKLY'S staff the week prior and hoped the meeting addressed all of the Councilman's concerns. He noted that their usage of legal hardship was defined as not negatively impacting any surrounding properties. He clarified that it is the property to the west of University Medical Center. There are two or three dilapidated houses that will be removed before the proposed structure can be built.

COUNCILMAN WEEKLY thanked the applicant for working with his office and added that the project will be an enhancement to the area.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 132 – VAR-4386

**MINUTES Continued:**

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 132 [VAR-4386], and Item 133 [SDR-4385].

NOTE: All discussion for Item 132 [VAR-4386] and Item 133 [SDR-4385] was held under Item 132 [VAR-4386].

(4:02 – 4:05)

**5-2215**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4385.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING - **SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 19,540 SQUARE-FOOT, TWO-STORY OFFICE BUILDING AND A PROPOSED 54,161 SQUARE-FOOT, THREE-LEVEL DETACHED PARKING STRUCTURE on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 132 [VAR-4386] for all related discussion.

(4:02 – 4:05)

**5-2215**

**CONDITIONS:**

Planning and Development

1. The request for a Variance (VAR-4386) shall be approved by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as approved by a variance, waiver, or as amended by conditions herein.
3. The site plan shall be revised to reflect details of the development to show compliance with the Medical District and Zoning Code design standards. The plan shall be approved

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 133 – SDR-4385

**CONDITIONS Continued:**

by the Planning and Development Department staff prior to the time application is made for a building permit.

4. The landscape plan shall be revised to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center. A minimum of four five-gallon shrubs for each tree shall be planted within planter areas. The streetscape treatment shall conform with the minimum requirements specified in the Medical District Plan. The landscape plan shall be approved by the Planning and Development Department staff, prior to the time application is made for a building permit.
5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.
6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view of Tonopah Drive.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. The property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. All City Code requirements and design standards, except otherwise provided by the Planning Commission and City Council, shall be met.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary; if such map is required it should record prior to the issuance of any building permits for this site.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 133 – SDR-4385

**CONDITIONS Continued:**

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.
15. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
16. Structures shall not be located within existing or proposed public sewer or drainage easements.
17. Submit a plan for approval by the City Engineer depicting the relocation of the existing public sewer line crossing this site prior to the submittal of any construction drawings; new easements for the relocated sewer line must be granted prior to the approval of construction drawings.
18. Landscape and maintain all unimproved right-of-way on Tonopah Drive adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tonopah Drive public right-of-way adjacent to this site prior to occupancy of this site.
20. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
22. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - **RQR-3930** - **APPLICANT: NEISSAN KOROGHLI** - **OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY** - Required Six Month Review of an approved Special Use Permit (U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/ DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions and with an additional six-month review – UNANIMOUS with GOODMAN abstaining as ATTORNEY JAY BROWN is a partner of his regarding property on West Charleston**

NOTE: COUNCILMAN MACK disclosed that his brother in law, ANDREW DONNER, has a contract with the nearby Lady Luck Casino in relation to their non-restrictive gaming license. As he has not spoken with MR. DONNER about this item and does not believe it could have any impact, he would be voting.

**MINUTES:**

MAYOR PRO-TEM REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South 4<sup>th</sup> Street, appeared on behalf of the applicant and stated there have not been any problems regarding liquor sales. The liquor is packaged as miniatures in gift baskets and the applicant requests permission to continue these sales.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 134 – RQR-3930

**MINUTES Continued:**

COUNCILMAN WEEKLY stated he met with MR. BROWN and has decided to give another six-month review to the project. He understands the applicant has another project in the works and looks forward to working with the applicant on that future project.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:06 – 4:07)

**5-2367**

**CONDITION:**

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - REVIEW OF CONDITION RELATED TO RQR-3930 - PUBLIC HEARING - **ROC-4121** - **APPLICANT: NEISSAN KOROGHLI** - **OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY** - Request for a Review of Conditions FOR AN APPROVED SPECIAL USE PERMIT (U-0106-02), TO REMOVE CONDITION NOS. 1 THROUGH 4 FOR A LIQUOR ESTABLISHMENT (OFF-PREMISES CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Request for withdrawal without prejudice by Singer & Brown

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

There was no discussion

(1:34 – 1:38)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA TRANSPORTATION** - Required Two Year Review of an approved Special Use Permit (U-0107-96) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 North Jones Boulevard (APN: 138-25-404-003), C-1 (Limited Commercial) Zone, Ward 2 (Vacant). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinions for Mayor Goodman and Councilman Mack filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 136 – RQR-3686

**MINUTES Continued:**

COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of applicant and concurred with staff recommendation.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:09 – 4:10)

**5-2517**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 136 – RQR-3686

**CONDITIONS Continued:**

5. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4187 - APPLICANT/OWNER: BARRICK-BREO II, LIMITED LIABILITY COMPANY** - Required Two Year Review on an approved Special Use Permit (U-0106-95), WHICH ALLOWED A 440 SQUARE FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 310 South Main Street (APN: 139-34-201-003), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law office are involved in negotiations with billboard companies**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

MAYOR PRO-TEM REESE declared the Public Hearing open.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 137 – RQR-4187

**MINUTES Continued:**

JENNIFER ROBERTS, Lionel Sawyer & Collins, 300 South Fourth Street, Suite 1700, appeared on behalf of the applicant with GREG BORGEL, the zoning consultant for the project, and concurred with all conditions. COUNCILMAN MACK confirmed with MR. BORGEL that this review does not pertain to a billboard sign but is for an off premise sign for the Las Vegas Club. Because the item does not involve a billboard, COUNCILMAN MACK indicated he would be voting.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:10 – 4:11)

**5-2570**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City departments must be satisfied.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4238 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: 7-ELEVEN, INC.** - Required Two Year Review of an approved Special Use Permit (U-0315-94), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-3 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letter from David A. Mulkey, M.D.
5. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
6. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions– UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONE MUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 138 – RQR-4238

**MINUTES Continued:**

because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:11 – 4:12)

**5-1012**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 138 – RQR-4238

**CONDITIONS Continued:**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4239 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.** - Required Two Year Review of an approved Special Use Permit (U-0059-01) FOR FIVE (5) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN: 139-18-410-003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3, 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-4239]

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONE MUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 139 – RQR-4239

**MINUTES Continued:**

because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136 [RQR-3686], COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of applicant and concurred with conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:12 – 4:13)

**5-2691**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. Prior to the submittal of a building permit, the applicant shall submit to the Planning and Development Department a site plan that depicts the location of all existing off-premise advertising (billboard) signs with an overlay of the developments approved as part of SDR-1404. The Planning and Development Department will review the site plan to ensure compatibility. If conflicts exist, the Planning and Development Department may impose adequate measures to ensure the billboards do not compromise public health, safety, and welfare.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 139 – RQR-4239

**CONDITIONS Continued:**

3. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed as part of the site development plan review for compatibility with the proposed development. Conditions of approval may be imposed that require the removal of some or all of the off-premise advertising (billboard) signs.
4. If a existing off-premise advertising sign structure is removed, this Special Use Permit will not pertain to the removed sign, a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
7. Only one advertising sign is permitted per sign face.
8. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4240 - APPLICANT: LAMAR ADVERTISING - OWNER: CHARWEST, INC.** - Required Two Year Review of an approved Special Use Permit (U-0262-94), WHICH ALLOWED A 14 FOOT x 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4820 West Charleston Boulevard (APN: 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-3 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He stated he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 140 – RQR-4240

**MINUTES Continued:**

the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEUMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:13 – 4:14)

**5-2738**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 140 – RQR-4240

**CONDITIONS Continued:**

- maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
  5. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4242 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: HEIDNER PROPERTIES, INC., ET AL** - Required Two Year Review of an approved Special Use Permit (U-0314-94), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1600 North Rancho Drive (APN: 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion filed under Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONE MUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He stated he would abstain from voting on these items because

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 141 – RQR-4242

**MINUTES Continued:**

members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:14 – 4:15)

**5-2780**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 141 – RQR-4242

**CONDITIONS Continued:**

- the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4243** - **APPLICANT: LAMAR OUTDOOR ADVERTISING** - **OWNER: URBAN LAND NEVADA** - Required Two Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN: 162-09-110-019), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinions for Mayor Goodman and Councilman Mack filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 RQR-3686

**MOTION:**

**MONCRIEF – APPROVED** subject to conditions and deleting Condition 6 – **UNANIMOUS** with **GOODMAN** abstaining because members of his law firm are involved in negotiations with billboard companies and **MACK** abstaining because of a conflict of interest created by his more active role at Mack Consulting

**MINUTES:**

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 142 – RQR-4243

**MINUTES Continued:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and explained to Council that there was a question raised at Planning Commission as to whether the sign contained an embellishment. He indicated the controversy was caused by words being included inside an arrow, which is on a panel attached to the top of the sign in question. He offered as a compromise the removal of the words and leaving the arrow. His understanding of embellishment was that the sign could be framed or decorated with up to a 128-foot embellishment, which does not include logos or words.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that part of the controversy at Planning Commission was caused by a difference in the definition of what an embellishment was. He explained that in his opinion, for example, an embellishment would be an image within the sign that protruded outside the rectangular edges. He did not think adding additional square footage to the sign would qualify. He asked the Planning and Development Department for clarification.

MR. NAFTZGER said that per the sign section in the Code, a sign face of up to 672 square feet is allowable with an additional embellishment of up to 128 square feet which is not to exceed five feet above the sign. No mention is made as to size or shape. However, the definition of embellishment is a description of a frame. In his opinion, the definitions are not congruent. He stated the design is typical of many billboards currently erected, and it does not exceed the 128

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 142 – RQR-4243

**MINUTES Continued:**

square foot restriction. He asked that Council either approve the request or clarify the Code definition because it is ambiguous.

MARGO WHEELER, Deputy Director, Planning and Development Department, read the added Condition pertaining to the removal of the panel. Because the panel extends the full length of the billboard and is not a cut out or extension, the Planning Commission and staff felt it was being utilized as an extension to the full face of the sign and, therefore, recommended removal of the panel.

MR. NAFTZGER acknowledged the comments of MS. WHEELER and pointed out that the Code does not give an explanation of a cut out. He reiterated that according to Code, an embellishment cannot be over 128 square feet. The panel in question is two point six feet high by forty eight feet long, which is less than 128 square feet total. The Code does not indicate the embellishment cannot go the full length of the sign; it states the embellishment cannot go more than five feet above the sign. He stated that according to the sign code, the sign is in conformance.

COUNCILWOMAN MONCRIEF informed Council that in her opinion, the sign is in conformance. She indicated there is a problem with individuals not being able to locate Treasures and the sign should remain as is to help give people direction.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:15 – 4:21)

**5-2825**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 142 – RQR-4243

**CONDITIONS Continued:**

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.
6. The applicant shall remove the advertising panel attached to the top of the sign that shows a directional arrow.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-4244 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: SHAHRAM, INC. - Required Two Year Review for an approved Special Use Permit (U-0261-94) FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4401 North Rancho Drive (APN: 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinions for Mayor Goodman filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**REESE – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 143 – RQR-4244

**MINUTES Continued:**

indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEUMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:21 – 4:22)

**5-3133**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 143 – RQR-4244

**CONDITIONS Continued:**

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4268 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: McELHOSE TRUST** - Appeal filed by the applicant from the Denial by the Planning Commission of a Required Two Year Review of an approved Special Use Permit (U-0006-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1535 North Eastern Avenue (APN: 139-26-505-004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Clear Channel Outdoor
5. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
6. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282],

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 144 – RQR-4268

**MINUTES Continued:**

Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

ROD CARTER, 2880 Mead Avenue, appeared on behalf of the applicant and concurred with conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:22 – 4:23)

**5-3187**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 144 – RQR-4268

**CONDITIONS Continued:**

4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4270** - **APPLICANT: CLEAR CHANNEL OUTDOOR** - **OWNER: POOLE SANFORD, LIMITED LIABILITY COMPANY** - Required Two Year Review of an approved Special Use Permit (U-0010-97) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3901 North Rancho Drive (APN: 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONECUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 145 – RQR-4270

**MINUTES Continued:**

items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEUMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

ROD CARTER, 2880 Mead Avenue, appeared on behalf of the applicant, concurred with all conditions and requested approval.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:23 – 4:24)

**5-3250**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 145 – RQR-4270

**CONDITIONS Continued:**

4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-4271 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS** - Required Two Year Review of an approved Special Use Permit (U-0171-89) WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1323 South Main Street (APN: 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letter by Pinhas Avganim
5. Back up referenced from the 5/27/2004 Planning Commission Item 15
6. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
7. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his more active role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 146 – RQR-4271

**MINUTES Continued:**

of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEUMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

ROD CARTER, 2880 Mead Avenue, appeared on behalf of the applicant and stated that the Planning Commission had requested Clear Channel to upgrade the sign face of the subject sign. New vinyl has been installed and the work was completed within the 60-day timeframe given. MR. CARTER concurred with conditions and requested approval.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:24 – 4:25)

**5-3301**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 146 – RQR-4271

**CONDITIONS Continued:**

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. The applicant shall repair the sign face within the next sixty (60) days.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - **RQR-4282** - **APPLICANT: LAMAR ADVERTISING - OWNER: GENERAL MILLS RESTAURANTS, INC.** - Required Two Year Review of an approved Special Use Permit (U-185-89) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1361 South Decatur Boulevard (APN: 162-06-211-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
5. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies and MACK abstaining because of a conflict of interest created by his new role at Mack Consulting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 147 – RQR-4282

**MINUTES Continued:**

of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

Under Item 136, COUNCILMAN MACK submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. He disclosed the basis of his abstention for Item 136 [RQR-3686] is that Mack Consulting is taking a more active role in the procuring of advertising to its clients, thereby creating a conflict of interest with Lamar Advertising. He referenced his abstention on the remaining items for similar reasons.

MAYOR PRO-TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(3:10 – 3:11)

**5-1012**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 147 – RQR-4282

**CONDITIONS Continued:**

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Abeyance request by Singer & Brown
5. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman filed under Items 3 and 101
6. Submitted at City Council – City Attorney’s Office Written Opinion for Councilman Mack filed under Item 136 [RQR-3686]

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONE MUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 148 – SUP-3152

**MINUTES Continued:**

of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

There was no discussion

(1:34 – 1:38)

**4-96**

**0AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE ITEM** - SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3972** -  
**APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM**  
**FAMILY TRUST** - Appeal filed by the applicant from the Denial by the Planning Commission  
of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING  
(BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited  
Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends  
DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL,  
subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal Letter filed by Singer & Brown
5. Back up referenced from the 4/8/2004 Planning Commission Item 50
6. Submitted at City Council – City Attorney’s Office Written Opinion for Mayor Goodman  
filed under Items 3 and 101

**MOTION:**

**MONCRIEF – DENIED – UNANIMOUS with GOODMAN abstaining because members  
of his law firm are involved in negotiations with billboard companies and MACK not  
voting**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUMUS an opinion  
memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573],  
Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239],  
Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244],  
Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282],  
Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all  
of which involve billboard signs. He disclosed he would abstain from voting on these items

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 149 – SUP-3152

**MINUTES Continued:**

because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

MAYOR PRO-TEM REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South 4<sup>th</sup> Street appeared on behalf of the applicant with ANDY BILANZICH, the Real Estate Manager for the applicant. ATTORNEY BROWN indicated the project met Code in every way and there are no waivers being requested. He requested approval.

COUNCILWOMAN MONCRIEF stated that in her opinion this area is over saturated.

No one appeared in opposition.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:26 – 4:27)

**5-3443**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 -  
**APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST**  
- Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-  
PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE  
STORE at 4921 Vegas Drive (APN: 138-25-502-001), C-1 (Limited Commercial) Zone, Ward 1  
(Moncrief). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends  
APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL,  
subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – ABEYANCE to 7/21/2004 – UNANIMOUS**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, Steven Mack, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ASHLEY HALL, 8063 West Sahara Avenue, Suite 110, appeared with VINCENT YALDO and concurred with the Planning Commission recommendation. He explained that the denial recommendation of the Planning and Development Department is because a church is within 350 feet of the proposed convenience store.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 150 – SUP-4137

**MINUTES Continued:**

VINCENT YALDO, 5869 Sleepy Fawn Drive, informed the Council that when his family establishes a business within a community, they support the community by sponsoring local sport teams, etc. He has invested time, research and money in this project, and during that time, there was no indication from City staff that a conflicted use existed. MR. YALDO showed the first meeting attendance sheet he received from City staff, which indicated in writing that there were no protected uses within four hundred feet. MAYOR GOODMAN confirmed that a City employee wrote the notes.

MR. YALDO emphasized that he had concerns about a daycare being in the area and was told again by staff that there were no conflicting uses. He pointed out that his project conforms to all City requirements and that the elevation and detailed site plans are completed as requested by COMMISSIONER MCSWAIN at the Planning Commission.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for MAYOR GOODMAN that it is incumbent upon the applicant to be aware of such issues and that City staff was unable to determine a conflict because churches are not required to be licensed. He stated there is no waiver that would allow a liquor license to be granted within 400 feet of a protected use in this situation. MR. HALL explained the sequence of events that took place that verified an alleged church exists and yet no occupancy permit existed. DEPUTY CITY ATTORNEY SCOTT pointed out that MR. YALDO is able to continue with his plans of opening the store; however, without liquor.

MAYOR GOODMAN indicated that not being able to grant a waiver in situations such as MR. YALDO's because the law is so rigid is very disturbing. He suggested that perhaps COUNCILMAN REESE could look into these types of situations and find a way to give the Council some discretion in granting waivers to be more equitable when the situation calls for it.

MR. HALL questioned the church not having an occupancy permit. MR. YALDO indicated the church is very small and he was not aware of its existence for some time. Upon learning of its existence, MR. YALDO had the church investigated, and he was told there were never more than five to seven individuals seen entering the church, even on Sunday. MR. YALDO also went to the Planning and Development Department and learned they do not have an occupancy permit in their name.

MAYOR GOODMAN questioned who designated the establishment a church. MR. HALL replied that Planning and Development staff indicated there was a church within a 380 to 390 foot distance. After hearing so, MR. HALL drove the site and said there is a sign referencing a fellowship, but not a church. DEPUTY CITY ATTORNEY SCOTT read the definition of a church or house of worship under Title 19.20, which clarified that the building in question could be functioning as a church. MAYOR GOODMAN again questioned who designated the establishment as a church and added that until convinced, he would not be able to vote against

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 150 – SUP-4137

**MINUTES Continued:**

the item. COUNCILWOMAN MONCRIEF confirmed with DEPUTY CITY ATTORNEY SCOTT that there is no waiver Council could grant that would allow the license to be permitted. She expressed her encouragement to MR. YALDO to open without the liquor license in hope that the fellowship would not remain very long. She stated the proposed project would beautify the area. MAYOR GOODMAN suggested to abey for two weeks allowing staff time to determine the exact status of the church. He told MR. YALDO that his project would be a wonderful product for the area and advised MR. HALL to take the two weeks abeyance time to do research to backup his client's position.

COUNCILMAN REESE clarified with ROBERT GENZER, Director, Planning and Development, that the measurements are made from property line to property line. MR. YALDO indicated that if measured from door to door, the distance is 557 feet.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(4:27 – 4:42)

**5-3500**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 -  
**APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST** - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN: 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by LAS Consulting, Inc.
5. Submitted at City Council – City Attorney’s Office Written Opinions filed under Items 3 and 101

**MOTION:**

**WEEKLY – APPROVED subject to conditions and deleting Conditions 2, 4 and 5 – UNANIMOUS with GOODMAN abstaining because members of his law firm are involved in negotiations with billboard companies**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, Steven Mack, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting.

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239],

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 151 – SUP-4169

**MINUTES Continued:**

Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South 4<sup>th</sup> Street appeared with the applicant's consultant LUCY STEWART, on behalf of the applicant. He emphasized that the project meets code in every way, no waivers are being requested and that staff has recommended approval. MAYOR PRO-TEM REESE pointed out that the Planning Commission recommended denial.

WOODROW WAGNER, 240 Kippling Street, expressed concern about a sign being placed at this location. He described the locations of power poles, streetlights and phone lines located in the area of Vegas Drive and Decatur Boulevard. He indicated the entire area needs to be revitalized and allowing more billboards is not going to help. MR. WAGNER operates a business on Meadows Lane and he is very pleased with the aesthetics of that street. He feels adding billboard signs to the area would diminish it. He informed Council that the County has temporarily banned signs in unincorporated parts of the County and he thinks that action is forcing the billboard companies to apply for more spaces within the City. COUNCILMAN REESE commented that the County makes a lot of money off of billboards.

ROBERT GENZER, Director, Planning and Development Department, informed COUNCILMAN WEEKLY that Conditions 2, 4 and 5 should be deleted. Condition 2 applies to an existing board and Condition 4 and Condition 5 repeat Condition 3.

MAYOR PRO-TEM REESE declared the Public Hearing closed.

(4:42 – 4:48)

**6-230**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 151 – SUP-4169

**CONDITIONS Continued:**

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
6. Only one advertising sign is permitted per sign face.
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. The proposed Off-premise Advertising (Billboard) Sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**ABEYANCE ITEM** - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 -  
**APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SHAHRAM AND TAWNYA SHEIKHAN** - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 300 South Decatur Boulevard (APN: 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by LAS Consulting, Inc.
5. Submitted after final agenda – Letter from Singer & Brown requesting an abeyance  
Submitted at City Council – City Attorney’s Office Opinion filed under Items 3 and 101

**MOTION:**

**REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS**

**MINUTES:**

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEUMUS an opinion memo from the City Attorney’s office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 152 – SUP-4172

**MINUTES Continued:**

of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

There was no discussion.

(1:34 – 1:38)

**4-96**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC. - Appeal filed by the application from the Denial by the Planning Commission of a Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED, a Waiver to allow the square footage to be less than 1,500 square feet, AND TO ALLOW THE USE TO BE CLOSER THAN 200 FEET FROM A RESIDENTIALLY ZONED PARCEL at 849 South Rainbow Boulevard (APN: 138-34-717-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by TC Ayala Planning & Development

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with MACK abstaining because he is a consultant to his brother STEVEN MACK’S SuperPawn Company, which offers the same type of services in the area and BROWN not voting**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

TIM AYALA, 4600 Sunset Road, thanked COUNCILWOMAN MONCRIEF for taking time to review the project. This submission was made approximately three weeks before the ordinance

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 153 – SUP-4247

**MINUTES Continued:**

change occurred in April of 2004. He pointed out that the location is 350 feet from any residential property, the minimum number of parking spaces required has been exceeded and the nearest paycheck cashing facility is over a quarter mile away. He concurred with conditions and requested approval.

COUNCILWOMAN MONCRIEF stated that the waivers listed did not apply to the application because the submission was made prior to the ordinance change, and because there was not an oversaturation in the area, she could support the application.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(4:48 – 4:51)

**6-428**

**CONDITIONS:**

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.
2. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4287 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard (a portion of APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
 City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
 City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 154 [SUP-4287] and Item 155 [SDR-4286].

SCOTT RUEDY, WRG Design, 3011 West Horizon Ridge Parkway, appeared on behalf of the applicant and agreed with staff recommendation.

MAYOR GOODMAN expressed concern over the growing trend for reduction of landscaping and requested clarification of why so many waiver applications are being filed. Unless well justified, he would no longer support such requests because the landscaping requirements serve the City well. ROBERT GENZER, Director, Planning and Development Department, stated that the landscaping requirements are fair and not overly burdensome on property owners. MARGO WHEELER, Deputy Director, Planning and Development Department, indicated that staff does recommend against such waivers in the majority of cases. MS. WHEELER explained to COUNCILMAN MONCRIEF that in rare cases, such as this one, perimeter landscaping does not work where a parking lot is next to another parking lot. In these circumstances, the landscaping strip would not be appropriate.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 154 – SUP-4287

**MINUTES Continued:**

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 154 [SUP-4287] and Item 155 [SDR-4286].

NOTE: All discussion for Item 154 [SUP-4287] and Item 155 [SDR-4286] was held under Item 137 [ZON-3825].

(4:52 – 4:56)

**6-668**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4286.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4287 - PUBLIC HEARING – **SDR-4286 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC.** - Request for a Site Development Plan Review and a Waiver of the Landscaping Requirements FOR A RESTAURANT on 8.99 acres adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard (a portion of APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN voting NO**

**MINUTES:**

NOTE: See Item 154 [SUP-4287] for all related discussion.

(4:52 – 4:56)

**6-668**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-4287.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the submitted plans date stamped 07/07/04.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 155 – SDR-4286

**CONDITIONS Continued:**

4. A permanent underground sprinkler system shall be installed in all landscape areas and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. The diamond-shaped landscape planters depicted on the plan are not permitted by code, and shall be replaced with a five-foot wide landscape planter parallel to and extending the length of the abutting parking spaces.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall walled and roofed in accordance with the requirements of Title 19.08.045.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Site development to comply with all applicable conditions of approval for Z-75-62 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4295 - APPLICANT/OWNER: DOUG AND BRENDA ROBINSON** - Request for a Special Use Permit FOR A CASITA at 8401 Bonnie Blue Street (APN: 125-08-717-031), R-PD3 (Residential Planned Development 3 Units Per Acre) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/27/2004 Planning Commission Item 53

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS with MONCRIEF not voting**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

BRENDA ROBINSON, 8401 Bonneville Street, appeared and stated concurrence with staff recommendations.

COUNCILMAN MACK indicated that the applicant has an exceptionally deep plot and the plans are well designed.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(4:56 – 4:57)

**6-685**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 156 – SUP– 4295

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan and elevations as submitted.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 7455 West Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (Vacant). (NOTE: This item to be heard in conjunction with Morning Session Item #83). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 6/10/2004 Planning Commission Item 47
5. Submitted after final agenda – Protest letter from Michael P. Curley

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS**

NOTE: COUNCILMAN MACK disclosed that a SuperPawn owned by his brother, Steven Mack, is located near this site. Even though he is a consultant for SuperPawn, COUNCILMAN MACK did not believe this matter would have any impact on SuperPawn; therefore, he felt comfortable voting.

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

MARK FISHER, 10329 Pompei Place, appeared and informed Council that the proposed project would be located in the Longford Medical Center. The proposed project will specialize in more of a medical massage style than practiced at the existing location at 5300 West Sahara Avenue.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 157 – SUP-4313

**MINUTES Continued:**

MR. FISHER explained that there will be a four story parking garage located between the building and the nearest residential area and he feels that will provide an adequate buffer

COUNCILMAN WOLFSON asked MR. FISHER to give a brief description of medical massage for the record. MR. FISHER explained that the existing location on Sahara receives a lot of clientele from the athletic club next door. The new location will offer a variety of sport, medical and spa massages at affordable prices. MR. FISHER noted that all of the therapists employed are both nationally certified and licensed by the City.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 157 [SUP-4313] and Item 83 [Mark Fisher, dba Massage Pro] was held under Item 157 [SUP-4313].

(4:57 – 5:02)  
**6-719**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1830).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Waiver is approved to the distance separation standard from residential uses.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

JOHN LUCAS, 5000 West Oakey Boulevard, appeared on behalf of the applicant and agreed to conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(5:02 – 5:03)

6-899

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Light Assembly and Fabrication use.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 158 – SUP-4351

**CONDITIONS Continued:**

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance to the Conditions of Approval for Rezoning (Z-0015-97).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN: 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Weekly). (NOTE: This item to be heard in conjunction with Morning Session Item #80). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**WEEKLY – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

GARY SAX, 707 Fremont Street, President of Take 1, Inc., appeared and concurred with staff recommendation and conditions. He explained that Take 1 will be the first nightclub in the new entertainment district. The Hollywood themed club will offer live entertainment and a concept referred to as movieoke, which allows patrons to get on stage and act out scenes from movies. COUNCILMAN WEEKLY wished the applicant luck.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 159 [SUP-4366] and Item 80 [Take 1 Inc., dba Take 1 Inc.,] was held under Item 159 [SUP-4366].

(5:04 – 5:07)

**6-944**



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 159 – SUP-4366

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements of Title 6.50.
2. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday.

Public Works

6. Dedicate a 10-foot radius on the northeast corner of Carson Street and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
7. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING - PUBLIC HEARING - ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS with WOLFSON not voting**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 160 [ZON-4077] and Item 161 [SDR-4081].

CRAIG MOORE, 4427 Via Toreeno, appeared on behalf of the applicant and referred to MAYOR GOODMAN’S earlier comments regarding landscaping waivers. He explained that the landscaping waiver is being requested because the applicant has purchased multiple properties and the Planning staff has suggested a community drive way and parking area behind all of the properties. To accommodate this, the 5-foot requirement of landscaping must be reduced to 3 feet. MAYOR GOODMAN indicated that MR. MOORE provided a good reason to waive the landscaping and since the project will have landscaping, just not as much as required, he would be willing to approve it.

COUNCILWOMAN MONCRIEF thanked the applicant for purchasing these properties and for all of the work that has been done. She has received numerous calls from area residents complaining about the deterioration of Jones Boulevard and this project will benefit the area.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 160 – ZON-4077

**MINUTES Continued:**

MARGO WHEELER, Deputy Director, Planning and Development Department, advised that on Item 161 [SDR-4081], Condition 4 should be amended to reference plans date stamped June 13, 2004. MR. MOORE accepted the amended condition.

MAYOR GOODMAN declared the Public Hearing closed on Item 160 [ZON-4077] and Item 161 [SDR-4081].

NOTE: All discussion for Item 160 [ZON-4077] and Item 161 [SDR-4081] was held under Item 160 [ZON-4077].

(5:07 – 5:10)  
**6-1054**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4077 - PUBLIC HEARING - **SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Site Development Plan Review FOR AN OFFICE AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED** subject to conditions and amending Condition 4 as follows:

4. All development shall be in conformance with the site plan and building elevations, date stamped *June 13, 2004* except as amended by conditions herein.  
– UNANIMOUS with WEEKLY not voting

**MINUTES:**

NOTE: See Item 160 [ZON-4077] for all related discussion.

(5:07 – 5:10)

6-1054

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 161 – SDR-4081

**CONDITIONS:**

2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
4. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
10. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 161 – ZON-4081

**CONDITIONS Continued:**

13. Site development to comply with all applicable conditions of approval for ZON-4077, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING - PUBLIC HEARING - **ZON-4205** - **APPLICANT: JMA ARCHITECTURE STUDIOS** - **OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-PD7 (Residential Planned Development - 7 Units per Acre) and U (Undeveloped) [G-TC (General Tourist Commercial) General Plan Designation] TO: PD (Planned Development) on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>23</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/27/2004 Planning Commission Item 35
5. Submitted after final agenda – Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
6. Submitted after final agenda – 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting – 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting – Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting – Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 162 – ZON-4205

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206].

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant. He indicated that the principles and architect of the project were also present to answer questions. He described the project as a high end, luxury condominium product to be located across Alta Drive from the Suncoast Hotel in the Queensridge area. He pointed out that the parcel had been planned for a higher density use than what is currently proposed and that in approximately 1999, a high-rise tower project called Versailles was approved for the same parcel. The proposed project would match the height of that previously approved project.

He explained that staff did not recommend approval because of the variance regarding the residential adjacency standard. MR. BORGEL indicated that the project was originally proposed to consist of four towers, two at sixteen stories and two at eighteen stories. Because of the residential adjacency standards, Planning staff requested one of the towers be reduced to twelve stories. The developer could not accommodate that request; however, one of the sixteen story towers was reduced to fourteen stories. MR. BORGEL stated the development most affected by the deviation from the adjacency standard is requiring buyers to sign a disclosure statement acknowledging a tower of up to eighteen stories could be built adjacent to their development. The tower that is referenced in the disclosure is now proposed at fourteen stories. He also submitted a letter of support from the developer of that project.

MR. BORGEL emphasized the project has been well received by neighbors. He submitted copies of support letters that were sent to Council members and those that he had received copies. He said the units would sell for approximately one million dollars each. The developer has had numerous neighborhood meetings. The Planning Commission recommended approval. The applicant accepted all conditions.

COUNCILMAN WOLFSON confirmed with MR. BORGEL that the previously approved project, Versailles, was approved at twelve stories and although the towers on this project vary in number of stories, the height will match that of Versailles. He also confirmed the location of Tudor Park to the proposed project, that several dozen potential buyers of Tudor Park homes have signed the disclosures and that the developer of Tudor Park has gone beyond the statutory requirement by describing the exact project that is proposed to be built adjacent to the development.

In reply to COUNCILMAN WOLFSON'S question regarding traffic impact, MR. BORGEL stated that the project is on Alta and at approximately 380 units, it is below the allowed density per acre on the master plan so the impact would be more favorable than from a project with more density. He pointed out that the troublesome traffic area is at Alta Drive and Rampart and improvements are required on new projects being built in the area and once all of these



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 162 – ZON-4205

**MINUTES Continued:**

conditions are satisfied, the intersection should be improved. Rampart is also very congested because it is the major access street to Summerlin Parkway. The Durango Half Interchange will be underway while the proposed project is still under construction, so there will be some relief on Rampart before the development is open and begins adding traffic.

Regarding height, COUNCILMAN WOLFSON confirmed with MR. BORGEL that the proposed project would be higher than the J.W. Marriott and comparable to the Suncoast. Measuring from the pedestal to the parapet of the proposed project, the measurement slightly exceeds two hundred feet. This would be a few feet higher than the highest point on the Suncoast and several feet higher than the lowest point on the Suncoast. Visually, the buildings will look as though they are the same height.

MR. BORGELL assured COUNCILMAN WOLFSON that the developer is confident the units will sell. He has information that the market for this type of unit is approximately 10,000 units in the overall community.

DONALD MILLER, 117 South Royal Ascot Drive, stated that as a property owner and resident of Summerlin, he would welcome a project such as this. He felt that from an economic standpoint it would be beneficial to the area.

JAMES JIMMERSON, 9709 Winter Palace Drive, spoke in support of the project on behalf of his law firm and families. He stated that he has known the principals for twenty-seven years and endorsed their character and commitment to this project.

ROBERT DEJONG, 2004 Aspen Oak Street, indicated his support of the project for reasons given by previous speakers. XAMINA FAN stated she is purchasing a home at Queensridge and is very excited about this project and fully supports it.

VINCENT LATONA, 9712 Winter Palace, introduced himself as a member of the Board of Directors of the Queensridge Homeowner's Association and informed Council of the Association's support of this project.

RICHARD LEE, 7400 West Flamingo Road, stated he was excited about the project and very supportive of it. He commented on the number of high rise developments being proposed lately and that this project is a good example of how to design places to live with our limited resources. Having served on several boards together, MAYOR GOODMAN was interested in hearing MR. LEE'S thoughts on how a project such as this would affect developments underway in the downtown area. MR. LEE responded that this project should assist it by introducing the concept of high-rise living as being acceptable. The downtown area is a different market, and the projects would not compete.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 162 – ZON-4205

**MINUTES Continued:**

MR. BORGEL added that during the break he had confirmed there have been approximately forty disclosures signed. He also responded to MAYOR GOODMAN'S comments regarding this project detracting from downtown development by saying that he will be presenting a similar item within the next thirty to sixty days projected for the downtown area.

COUNCILMAN WOLFSON read from a letter he received with a petition opposing this project. In the letter, there was a request that he thoroughly review all issues related to the project before voting on it. The letter also referenced a newspaper article involving campaign donations that were received by COUNCILMAN WOLFSON from the developer of this project. He was happy to say he had thoroughly reviewed all issues related to this project. He met with the applicant, has spoken with constituents and thoroughly read all of the materials that were provided.

COUNCILMAN WOLFSON stated that high end, high rise residential would be compatible and harmonious to the surrounding area and would serve as a buffer between the adjacent residential developments and the Suncoast Hotel. The density is not inappropriate given the intensity of developments in the adjacent area. The applicant has conducted meetings with neighbors, and the Queensridge Homeowners Association supports this project. Although the west tower does not conform to the residential adjacency standard in relation to the Tudor Park Development, COUNCILMAN WOLFSON felt the disclosure statements adequately informed potential residents of the probability of these towers being constructed. He commended the developer on bringing a premium product to the site.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206].

NOTE: All discussion for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] was held under Item 162 [ZON-4205]

(5:11 – 5:38)

**6-1208**

**CONDITIONS:**

Planning and Development

1. This rezoning shall go direct to ordinance.
2. A Variance (VAR-4207) and Site Development Plan Review (SDR-4206) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 162 – ZON-4205

**CONDITIONS Continued:**

3. Conformance with the approved master development plan, except as modified by conditions herein. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.

**Public Works**

6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 162 – ZON-4205

**CONDITIONS Continued:**

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

VARIANCE RELATED TO ZON-4205 - PUBLIC HEARING - VAR-4207 -  
**APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Variance TO ALLOW A BUILDING SETBACK OF 239 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 570 FEET IN CONJUNCTION WITH A PROPOSED CONDOMINIUM COMPLEX on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>23</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest letters from Michael A. Basinger and A. Wayne Millican
5. Back up referenced from the 5/27/2004 Planning Commission Item 36
6. Submitted after final agenda – Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted after final agenda – 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting – 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting – Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting – Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 163 – VAR-4207

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 162 [ZON-4205] for all related discussion.

(5:11 – 5:38)

**6-1208**

**CONDITIONS:**

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4205) and Site Development Review (SDR-4206).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4205 AND VAR-4207 - PUBLIC HEARING - **SDR-4206 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL -** Request for a Site Development Plan Review FOR A 385-UNIT CONDOMINIUM COMPLEX CONSISTING OF TWO 16-STORY AND TWO 18-STORY TOWERS WITH ANCILLARY USES, CLUBHOUSE, AND A 17,400 SQUARE FOOT, SINGLE-STORY OFFICE BUILDING on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.**  
**City Council Meeting****23****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.**  
**City Council Meeting****2****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/27/2004 Planning Commission Item 37
5. Submitted after final agenda – Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
6. Submitted after final agenda – 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting – 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting – Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting – Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 164 – SDR-4206

**MOTION:**

**WOLFSON – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 162 [ZON-4205] for all related discussion.

(5:11 – 5:38)

**6-1208**

**CONDITIONS:**

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/21/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site. The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 164 – SDR-4206

**CONDITIONS Continued:**

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack). The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>99</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Petition of Support with 32 signatures for Item 165 [ZON-4215] and Item 166 [WVR-4217] filed under Item 165 [ZON-4215]

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR PRO-TEM REESE declared the Public Hearing open on Item 165 [ZON-4215] and Item 166 [WVR-4217].

PAGE GROSS, 10994 Willow Valley Court, appeared on behalf of the applicant and informed Council that although the application states R-2, the request has been revised down to R-1. The project involves a cul-de-sac with 8 lots which average a quarter acre each. The companion waiver application would allow the applicant to maintain the street entrance on the center of the parcel and to stay consistent with cul-de-sacs in the area. The applicant concurs with staff recommendation and agreed to conditions.

LORIN SPENDLOVE, 6910 Unicorn Street, stated the project does not conform to the surrounding two and a half acre lots, all of which have horses. A petition was submitted at the Planning Commission meeting, which was signed by most residents in the notification area.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 165 – ZON-4215

**MINUTES Continued:**

MAYOR GOODMAN confirmed that although he did not have the actual petition, 99 protests were logged against this item. MR. SPENDLOVE indicated that the signers of that petition authorized him to speak on their behalf. For comparison, he stated his front yard alone is larger than the entire lots the applicant intends to build on. He opposed the waiver explaining it would cause a safety issue. By moving the entrance closer to the intersection, pedestrians who walk the neighborhood to look at the rural animals would be jeopardized. He pointed out that there is a buffer zone on the north side of Dorrell Lane, which has a ten-foot wall and does not have sidewalks or streetlights. This buffer zone was created to serve as a boundary where R-1 would stop. Now, this project is proposed on the south side of Dorell, which crosses that boundary. He said rumors are circulating about the applicant having a petition of support signed and he speculated that any signatures collected would be from residents outside of the notification area.

JAMES LIMERICK, 5121 Dorell Lane, agreed with the comments of MR. SPENDLOVE and added that he would be located directly to the east side of the proposed project. He has lived in the area for two years and moved there because of the rural environment and so he could have horses on his property. With the proposed development, he would have four neighbors on the side lot and that is more than he would have in a subdivision. He strongly opposed the project and gave suggestions on how the project could be laid out differently to conform better to the neighborhood.

STEVEN “CAPTAIN TRUTH” DEMPSY, Las Vegas resident, insinuated the Council had made a decision prior to hearing from the public. He stated that a lot of money is at stake with this project and that public servants should make decisions that are not swayed by money. He made reference to political contributions received by Council members. MAYOR GOODMAN confirmed with all present that he did not accept money from anyone.

KIM WALKER, 3100 West Sahara Avenue, stated she is the owner of the property for the proposed development and wanted to give a brief history. She indicated that there were no written protests received by the Planning Department when notification was mailed and therefore, she was unaware of any opposition to development. At the Planning Commission Meeting on May 13, the Commissioners abeyed the item to allow time for her to make requested changes that would allow compliance to R-1 and to hold a neighborhood meeting with area residents.

MS. WALKER explained that she mailed 135 invitations to neighbors in the notification area, held the meeting on June 3<sup>rd</sup> and noted all concerns and suggestions. The project was revised to adhere to the R-1 requirements and to incorporate all of the neighbors recommendations which included one story units, control of color schemes, landscape buffers, certain plants, gas lights on house fronts etc. After the revisions, the plans were taken to Planning Staff and the recommendation of approval was given. At the Planning Commission meeting, the item was

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 165 – ZON-4215

**MINUTES Continued:**

denied. MS. WALKER spoke with a Councilman who suggested meeting the neighbors again individually to discuss the project. She did this only within the notification area and at the same time, had a petition of support signed. She found many of the residents to be misled about the project. RYAN PIETRANTON, 7708 Vista Hills Drive, a minority stakeholder in the property, confirmed that many neighbors misunderstood the proposal and were able to support it after having it explained.

KYLE CARTER, 6911 Unicorn Street, stated he is not opposed to growth. His property is adjacent to the south side of the proposed project, and he opposed anything more than half acre lots being built.

MR. SPENDLOVE pointed out that the notification ring includes residences to the north and east of the buffer zone and that signatures from residents in those areas could not be considered part of the neighborhood. The immediate neighborhood would be residents on Unicorn and the surrounding ranch streets, and those are the people who signed the petition of opposition.

MS. GROSS discussed the buffer zone having a six-foot wall and standard six-foot landscape buffer. She acknowledged that the support petition did include six signatures from RE homeowners. She explained that homeowners of RE property, which abutted R1 property, had no problems. She showed a photo of a DR Horton development being built at eight per acre being built 850 feet down Dorrell Lane. She stated the applicant is in conformance and requested approval of the project.

COUNCILMAN MACK noted that the Council members do not come to the City Council meetings knowing how they will vote. That determination is not made until hearing from residents first. He confirmed with MS. GROSS that the houses across Dorrell Lane were single story. He said the requested zoning is conforming and acknowledged there is a question of adjacency within the neighborhood. COUNCILMAN MACK felt the applicant worked as well with the neighborhood as possible and that he wants to see a project go into this site that has neighborhood input.

MAYOR GOODMAN declared the Public Hearing closed on Item 165 [ZON-4215] and Item 166 [WVR-4217].

NOTE: All discussion for Item 165 [ZON-4215] and Item 166 [WVR-4217] was held under Item 165 [ZON-4215].

(5:38 – 6:03)  
**6-2350**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 165 – ZON-4215

**CONDITIONS:**

1. The request shall be amended to R-1.
2. All lots shall meet Title 19 standards.
3. No casitas shall be permitted.
4. The Tentative Map shall be scheduled as a Public Hearing before the Planning Commission when it is submitted.
5. All homes shall be limited to one-story dwellings.
6. Resolution of Intent with a two-year time limit.

Public Works

7. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.
8. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 165 – ZON-4215

**CONDITIONS:**

such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

WAIVER OF TITLE 18 RELATED TO ZON-4215 - PUBLIC HEARING - **WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack). The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Petition of Support with 32 signatures for Item 165 [ZON-4215] and Item 166 [WVR-4217] filed under Item 165 [ZON-4215]

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 165 [ZON-4215] for all related discussion.

(5:38 – 6:03)

**6-2350**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4215) and revised site plan dated 6-4-04 for 8 units.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 166 – WVR-4217'

**CONDITIONS Continued:**

2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING - PUBLIC HEARING - **ZON-4241** - **APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-301-005, 006; 126-24-101-009; and 126-24-201-005), Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

RUSSEL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and accepted all conditions.

No one appeared in opposition

MAYOR GOODMAN declared the Public Hearing closed.

(6:03 – 6:04)

**6-3598**

**CONDITIONS:**

Planning and Development

1. This use shall be subject to review by the City Council one year from the final approval of this Review of Condition at which time the Special Use Permit may be revoked.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 167 – ZON-4241

**CONDITIONS Continued:**

2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 168 [ZON-4279], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

DAN WIESNER, 1001 South Valley View Boulevard, appeared on behalf of the applicant and agreed to all conditions and requested approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 168 [ZON-4279], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

NOTE: All discussion for Item 168 [ZON-4279] and Item 169 [SDR-4278], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

(6:04 – 6:07)

**6-3691**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 168 – ZON-4279

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4278) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4279 - PUBLIC HEARING - **SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AND A 50 FOOT ANTENNA on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 168 [ZON-4279] for all related discussion.

(6:04 – 6:07)

**6-3691**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4279) to a C-V Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 169 – SDR-4278

**CONDITIONS Continued:**

4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4279 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development - 20 Units per Acre) TO: C-V (Civic) on 0.33 acres adjacent to the north side of Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 170 [ZON-4281] and Item 171 [SDR-4280].

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 170 [ZON-4281] and Item 171 [SDR-4280].

NOTE: All discussion for Item 170 [ZON-4281] and Item 171 [SDR-4280] was held under Item 170 [ZON-4281].

(6:04 – 6:07)

**6-3691**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 170 – ZON-4281

**CONDITIONS Continued:**

2. A Site Development Plan Review application (SDR-4280) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4281 - PUBLIC HEARING – **SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AND A 50 FOOT ANTENNA on 0.33 acres located adjacent to the north side Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development - 20 Units Per Acre) Zones [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: See Item 170 [ZON-4281] for all related discussion.

(6:04 – 6:07)

**6-3691**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4281) to a C-V (Civic) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 171 – SDR-4280

**CONDITIONS Continued:**

4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4281 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Revised Site Development Review Plan for Item 172 [ZON-4374] and Item 173 [SDR-4375] filed under Item 172 [ZON-4374]

**MOTION:**

**MACK – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 172 [ZON-4374] and Item 173 [SDR-4375].

RUSSEL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained that after working with staff, it was agreed that to avoid an alley like affect on the equestrian trail as well as for security reasons, there should not be one solid block wall along the northern and eastern property lines abutting the equestrian trail. It was determined that where there are homes, the wall will be solid block and the areas without homes would have a wrought iron fence. Condition 15 was amended and was read by ROBERT GENZER, Director, Planning and Development Department and MR. ROWE submitted a revised Site Development Plan reflecting the change.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 172 – ZON-4374

**MINUTES Continued:**

COUNCILMAN MACK indicated this is a terrific project for the neighborhood.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 172 [ZON-4374] and Item 173 [SDR-4375].

NOTE: All discussion for Item 172 [ZON-4374] and Item 173 [SDR-4375] was held under Item 172 [ZON-4374].

(6:07 – 6:11)

**6-3898**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4375) by the City Council prior to the issuance of any permit or site grading, whichever occurs first.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.
4. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to this site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Landscape and maintain all unimproved right-of-way on Grand Teton Drive adjacent to this site concurrent with development of this site.
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 172 – ZON-4374

**CONDITIONS Continued:**

or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING - **SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 48-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Revised Site Development Review Plan for Item 172 [ZON-4374] and Item 173 [SDR-4375] filed under Item 172 [ZON-4374]

**MOTION:**

**MACK – APPROVED** subject to conditions and amending Condition 15 as follows:

15. *No lots abutting the equestrian trail shall be allowed to have walls adjacent to the trail that extend forward from the front of the house. No common lot may have a wall adjacent to the trail. The applicant shall ensure that the CC&R's for the development prevent future construction of such walls, and that the HOA and purchasers of these lots are specifically advised of this condition.*

– UNANIMOUS

**MINUTES:**

NOTE: See Item 172 [ZON-4374] for all related discussion.

(6:07 – 6:11)

6-3898

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 173 – SDR-4375

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-4374) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 5 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is proposed; a minimum of 18 feet or a maximum of 5 feet to the face of the garage door from back of sidewalk or from back of curb if no sidewalk is proposed; 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to depict a six-foot screening wall along Grand Teton Drive.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 173 – SDR-4375

**CONDITIONS Continued:**

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. The applicant shall ensure that properties abutting the equestrian trail have no walls constructed along the property lines contiguous with the trail. The applicant shall ensure that the CC&R's for the development prevent future construction of such walls, and that the HOA and purchasers of these lots are specifically advised of this condition.

Public Works

16. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Site development to comply with all applicable conditions of approval for ZON-4374 and all other subsequent site-related actions.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 173 – SDR-4375

**CONDITIONS Continued:**

22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

1

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**MACK – APPROVED – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 174 [GPA-4072], Item 175 [ZON-4202] and Item 176 [SDR-4204].

RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared with RUSSELL SKEWES, RS Consulting, the project's engineer, on behalf of the applicant and explained that three of the corners at the intersection are already built as residential. He was expecting some condition amendments to be read. BART ANDERSON, Engineering Project Manager, Department of Public Works, read the amended conditions and the applicant agreed.

JIM WARDOFF, 9665 West Regina, speaking for himself as well as property owners in the area was adamantly opposed to the project stating it does not conform to the master plan.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 174 – GPA-4072

**MINUTES Continued:**

COUNCILMAN WEEKLY acknowledged the resident's concerns and explained that the need for the growth is causing commercial property to be looked at for residential potential. He indicated the product has a great design and will be built by Richmond American Homes. They should prove to be an amenity to the area.

MAYOR GOODMAN declared the Public Hearing closed on Item 174 [GPA-4072], Item 175 [ZON-4202] and Item 176 [SDR-4204].

NOTE: All discussion for Item 174 [GPA-4072], Item 175 [ZON-4202] and Item 176 [SDR-4204] was held under Item 174 [GPA-4072].

(6:11 – 6:15)

7-32

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

CONSENT

☒

DISCUSSION

**SUBJECT:**

REZONING RELATED GPA-4072 - PUBLIC HEARING - **ZON-4202** - **APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI** - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
 City Council Meeting

1

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
 City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED** subject to conditions with the deletion of Condition 7 and Condition 8 and amending Condition 4 as follows:

4. Construct half-street improvements including appropriate transitional paving on Lone Mountain Road *and* Torrey Pines Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. *Off-site improvements on Rancho Drive adjacent to this site shall be required concurrent with development of the “Not a Part” portion of this site that abuts Rancho Drive.*

– UNANIMOUS

**MINUTES:**

NOTE: See Item 174 [GPA-4072] for all related discussion.

(6:11 – 6:15)

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 175 – ZON-4202

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4272) to a MLA (Medium Low Density Attached Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-4204) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements including appropriate transitional paving on Lone Mountain Road, Torrey Pines Drive and Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. Provide a public sewer stub at the southwest corner of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to occupancy of this site.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 175 – ZON-4202

**CONDITIONS:**

approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING - **SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI** - Request for a Site Development Plan Review FOR A 125-LOT SINGLE FAMILY DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**MACK – APPROVED** subject to conditions with the deletion of Condition 10 and amending Condition 4 as follows:

4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed 35 feet.
- UNANIMOUS

**MINUTES:**

NOTE: See Item 174 [GPA-4072] for all related discussion.

(6:11 – 6:15)

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 176 – SDR-4204

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4272) and a Rezoning (ZON-4202) to a R-PD11 (Residential Planned Development – 11 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the revised site plan dated 6-8-04 and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a six-foot wall along Lone Mountain Road and Torrey Pines Drive.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 15-gallon trees instead of 15" box tress located along the streetscape buffer in order to comply with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Air conditioning units shall not be mounted on rooftops.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.



CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 176 – SDR-4204

**CONDITIONS Continued:**

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Gated entry drives will not be permitted unless otherwise allowed by the City Traffic Engineer.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4202 and all other subsequent site-related actions.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 176 – SDR-4204

**CONDITIONS:**

City Engineer prior to the submittal of a Tentative Map or construction drawings,  
whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-4100** -  
**APPLICANT/OWNER: PETER CASTELLANO** - Request to amend a portion of the  
 Southeast Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: SC  
 (Service Commercial) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5  
 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>80</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Protest petition with 75 signatures representing 53 properties submitted by Jan Fellhauer
5. Back up referenced from the 5/27/2004 Planning Commission Item 26

**MOTION:**

**WEEKLY – DENIED – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 177 [GPA-4100] and Item 178 [ZON-4101] and Item 179 [SDR-4102].

JOSEPH BIFANO, 4000 Vegas Drive, appeared on behalf of the applicant and suggested the public speak first and then he would briefly comment after that.

LYNDA WASKOM, 4147 Pleasant Road, spoke on behalf of audience members and stated the neighborhood is not commercial; it is an old, classic neighborhood, and they do not want commercial development placed in it. The last home in the area sold for \$489,000, and the area is not in decline as MR. BIFANO would suggest. She expressed concern that having a commercial property in the neighborhood would cause property values to drop. She indicated that a business has been operating from the home for the last eight or nine months, which includes daily use of bobcats, large trucks and heavy equipment. She complained drivers are using the interior neighborhood roads instead of Vegas Drive. At a neighborhood meeting, the neighbors were

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 177 – GPA-4100

**MINUTES:**

told the house would be torn down and it would only be used as commercial property until the company outgrew the location. The neighbors feel the house, built in 1946, is representative of the neighborhood, and they do not want it torn down. Also, if the property is zoned commercial, when the landscaping company outgrows the site, it will still remain commercial in their community.

JAN FELLHAUER, 4056 Melody Lane, explained the neighbors have been working with COUNCILMAN WEEKLY'S office to understand the process involved because the property in question is the only parcel in the neighborhood that is within the City limits. The neighborhood is zoned residential for a purpose, and there are many other locations zoned commercial available to the applicant.

MR. BIFANO indicated that at the Planning Commission, there was much discussion on this item. He thanked COUNCILMAN WEEKLY for trying to draw everyone together to work on this project. He stated that the owner, MR. CASTELLANO, came to him last November asking if it was possible to get City approval to park landscaping vehicles in the back lot of the home. The vehicles would be standard landscaping trucks consisting of three trucks, one to transport the bobcat and two with trailers and a small three-ton dump truck. The applicant obtained a business license. When working with City staff, the applicant determined a home occupancy permit could not be issued because MR. CASTELLANO did not live in the home. Three individuals are living in the residence, two employees of PDF Landscaping and one spouse.

MR. BIFANO stated that before MR. CASTELLANO took ownership of the property, it was not maintained and was an eyesore. He said there were dumpsters on the property, which were removed two months ago. He clarified for the residents that the dumpsters had not been part of the landscaping company's equipment but were on site for debris removal from the property. MR. BIFANO indicated he had met with the neighbors to the immediate north of the property, the Staples, and that they were angry and bitter because they had made an agreement with the previous owner to build a shared wall and it was never constructed despite the fact they had paid for their portion. When MR. CASTELLANO took ownership, he informed the Staples that the wall would be constructed to their satisfaction. MR. BIFANO indicated that work has not started on that wall because of problems concerning large tree roots and complications with phone lines. He assured Council that the problem is being handled by Sprint.

MR. BIFANO summarized that the applicant only wants to be able to park the vehicles in the back lot and for the employees who live in the home to be able to go to and from work without being accused of working from the home.

MS. WASKOM pointed out that since the determination was made that business could not be done from this address, the applicant had new tenants move in who are employees of his

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 177 – GPA-4100

**MINUTES Continued:**

company, which allows the trucks to be parked there. The residents feel this is not a situation of individuals bringing their vehicles home from work, she suggested this is a manipulation of the system. MR. BIFANO clarified that one tenant did leave; however, the three remaining tenants were already residing at this address.

COUNCILMAN WEEKLY thanked MR. BIFANO for his hard work on this project and commended the residents on keeping one of the oldest neighborhoods in the Valley intact. After speaking with the Staples, he was able to clarify they are not bitter; however, they were disrespected and felt used. COUNCILMAN WEEKLY stated he does not like the project; it is not a good fit and is non-conforming.

After COUNCILMAN WEEKLY motioned for denial, MR. BIFANO stated the trucks and equipment belong to the employees who live in the home. If the application is denied, he questioned whether the applicant be accused of working from the home because the employees leave in the morning and come home at night with the trailers. COUNCILMAN WEEKLY indicated that type of concern would be a Code Enforcement issue.

COUNCILMAN BROWN clarified with DEPUTY CITY ATTORNEY BRYAN SCOTT that an employee parking a company vehicle with a trailer parked in their driveway is not a violation of City Code unless CC & R's prohibit it. The Code does provide that trucks over a certain weight limit cannot be parked in a residential neighborhood. COUNCILMAN BROWN asked if that changed for multiple vehicles. DEPUTY CITY ATTORNEY SCOTT indicated that if the vehicles were small, there would not be a prohibition. MR. BIFANO pointed out that the vehicles would not be parked in a driveway; they would be kept in the back of the house behind an eight-foot wall. If the gate is not open, the vehicles are not visible.

MAYOR GOODMAN stated the application is for the conversion of a residence to a landscaping business and that is what the residents are opposing. MR. BIFANO stated he would remove that request as the applicant is already licensed to do business within City limits. MAYOR GOODMAN said that from what he heard, there were no complaints about having trucks in the backyard; however, the residents do not want that property rezoned for commercial use.

COUNCILMAN REESE stated that if he would not vote to put something in his Ward, he would not approve putting it in someone else's Ward. He would not be supportive of the item, feeling there is plenty of commercial property available and this is not the place to park work vehicles. He explained that he has stopped employees of towing companies living in his Ward from bringing work trucks home and parking in front of their homes, so he could not approve this application.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 177 – GPA-4100

**MINUTES Continued:**

COUNCILMAN WEEKLY suggested to the residents that the issue would most likely not end at this meeting. MAYOR GOODMAN advised the neighbors that continued communication with MR. BIFANO would be productive as he is a reasonable person and a gentleman. MR. BIFANO added that the applicant may not live in the neighborhood but he does consider himself a neighbor and is open to discussion.

MAYOR GOODMAN declared the Public Hearing closed on Item 177 [GPA-4100] and Item 178 [ZON-4101] and Item 179 [SDR-4102].

NOTE: All discussion for Item 177 [GPA-4100] and Item 178 [ZON-4101] and Item 179 [SDR-4102] was held under Item 177 [GPA-4100].

(6:15 – 6:45)

**7-182**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REZONING RELATED TO GPA-4100 - PUBLIC HEARING - **ZON-4101** -  
**APPLICANT/OWNER: PETER CASTELLANO** - Request for a Rezoning FROM: R-E  
(Residence Estates) TO: C-1 (Limited Commercial) on 0.47 acres at 4000 Vegas Drive (APN:  
139-19-811-045), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend  
DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**80**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest petition with 75 signatures representing 53 properties submitted by Jan Fellhauer filed under Item 177 [GPA-4100]
5. Back up referenced from the 5/27/2004 Planning Commission Item 27

**MOTION:**

**WEEKLY – DENIED – UNANIMOUS**

**MINUTES:**

NOTE: See Item 177 [GPA-4100] for all related discussion.

(6:15 – 6:45)

**7-182**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4100 AND ZON-4101 - PUBLIC HEARING - **SDR-4102 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Site Development Plan Review FOR A CONVERSION OF AN EXISTING RESIDENCE TO A LANDSCAPING BUSINESS AND FOR A WAIVER THE LANDSCAPING REQUIREMENTS on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>80</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest petition with 75 signatures representing 53 properties submitted by Jan Fellhauer filed under Item 177 [GPA-4100]
5. Back up referenced from the 5/27/2004 Planning Commission Item 28

**MOTION:**

**WEEKLY – DENIED – UNANIMOUS**

**MINUTES:**

NOTE: See Item 177 [GPA-4100] for all related discussion.

(6:15 – 6:45)

7-182



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

CITY COUNCIL MEETING OF: JULY 7, 2004

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESCIND PREVIOUS ACTION - GENERAL PLAN AMENDMENT - PUBLIC HEARING  
- **GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request by the City Council to Rescind the Previous Action of the Denial of a Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). Staff has no recommendation on the request to Rescind the Previous Action

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

7

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff has no recommendation on the request to Rescind the Previous Action.

**BACKUP DOCUMENTATION:**

1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED – UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 180 [GPA-4000], Item 181 [VAR-4005], Item 182 [ZON-4003] and Item 183 [SDR-4004].

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

**APPEARANCES:**

OSCAR GOODMAN, Mayor

JANET MONCRIEF, Councilwoman

JT MORAN III, Moran and Associates, 630 South 4<sup>th</sup> Street

CHRIS FERGUSON, Chief Executive Officer, Valencia Communities

ROBERT GENZER, Director, Planning and Development Department

GARY REESE, Councilman

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 180 – GPA-4000 Rescind

**MINUTES Continued:**

APPEARANCES Continued:

LAWRENCE WEEKLY, Councilman

STEVE WOLFSON, Councilman

CLEATA THOMPSON, Las Vegas Resident

BRYAN SCOTT, Deputy City Attorney

MICHAEL MACK, Councilman

LARRY BROWN, Councilman

BART ANDERSON, Project Manager, Department of Public Works

MARGO WHEELER, Deputy Director, Planning and Development Department

MAYOR GOODMAN declared the Public Hearing closed on Item 180 [GPA-4000], Item 181 [VAR-4005], Item 182 [ZON-4003] and Item 183 [SDR-4004].

NOTE: All discussion for Item 180 [GPA-4000], Item 181 [VAR-4005], Item 182 [ZON-4003], Item 183 [SDR-4004], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] was held under Item 180 [GPA-4000].

(6:45 – 6:47)

**7-1161**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

CITY COUNCIL MEETING OF: JULY 7, 2004

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESCIND PREVIOUS ACTION - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - **VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request by the City Council to Rescind the Previous Action of the Denial of a Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). Staff has no recommendation on the request to Rescind the Previous Action

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****5****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff has no recommendation on the request to Rescind the Previous Action.

**BACKUP DOCUMENTATION:**

1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:****MONCRIEF – APPROVED – UNANIMOUS****MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:45 – 6:47)

**7-1161**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESCIND PREVIOUS ACTION - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - **ZON-4003** - **APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request by the City Council to Rescind the Previous Action of the Denial of a Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). Staff has no recommendation on the request to Rescind the Previous Action

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff has no recommendation on the request to Rescind the Previous Action.

**BACKUP DOCUMENTATION:**

1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**MONCRIEF – APPROVED – UNANIMOUS**

**MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:45 – 6:47)

**7-1161**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

CITY COUNCIL MEETING OF: JULY 7, 2004

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESCIND PREVIOUS ACTION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - **SDR-4004** - **APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request by the City Council to Rescind the Previous Action of the Denial of a Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). Staff has no recommendation on the request to Rescind the Previous Action

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****5****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff has no recommendation on the request to Rescind the Previous Action.

**BACKUP DOCUMENTATION:**

1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:****MONCRIEF – APPROVED – UNANIMOUS****MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:45 – 6:47)

**7-1161**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECONSIDER - GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL. Staff recommends APPROVAL regarding the current request. [NOTE: The Applicant is now requesting L (Low Density Residential)]

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL. Staff recommends APPROVAL regarding the current request.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda – Revised site plan submitted by staff

**MOTION:**

**MONCRIEF – APPROVED and amending the General Plan Designation to L (Low Density Residential) – UNANIMOUS**

**MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:47 – 7:19)

**7-1243**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECONSIDER - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - **VAR-4005** - **APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL regarding the revised request. **(NOTE: The applicant is now requesting R-PD5)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**5**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL regarding the revised request.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised site plan submitted by staff

**MOTION:**

**MONCRIEF – APPROVED subject to conditions – UNANIMOUS**

**MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:47 – 7:19)

**7-1243**

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 185 – GPA-4000

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4003) and Site Development Plan Review [SDR-4004].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

RECONSIDER - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - **ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL based on the revised request. **(NOTE: The applicant is now requesting R-PD5)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL of the revised request.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised site plan submitted by staff

**MOTION:**

**MONCRIEF – APPROVED subject to conditions and approving application as R-PD5 with a maximum of 16 units – UNANIMOUS**

**MINUTES:**

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:47 – 7:19)

**7-1243**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4000) to an L (Low Density Residential) land use designation and a Variance (VAR-4005) to allow a reduced site area for R-PD zoning approved by the City Council.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 186 – ZON-4003

**CONDITIONS Continued:**

2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
  5. Provide public sewer service to all lots within the development area.
- A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

CITY COUNCIL MEETING OF: JULY 7, 2004

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RECONSIDER - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - **SDR-4004** - **APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL based on the revised request. **(NOTE: The applicant is now amending the application to a 16 unit detached development)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

5

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend DENIAL. Staff recommends APPROVAL based on the revised request.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised site plan submitted by staff

**MOTION:**

**MONCRIEF – APPROVED** subject to conditions, amending Condition 3 and Condition 4 as follows:

3. All development shall be in conformance with the site plan *dated 6/18/04* and building elevations *submitted 7/7/04*, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 6 feet and building height shall not exceed *two* stories or 35 feet, whichever is less.

And added condition:

- *The eastern lots shall be expanded in size by the elimination of the open space shown on this current site plan. Any reduction of mandatory open space shall require the approval of a Variance by the Planning Commission.*

– UNANIMOUS

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 187 – SDR-4004

**MOTION Continued:**

NOTE: The initial motion by MONCRIEF, which carried unanimously, was subsequently reconsidered upon motion by GOODMAN, which also carried unanimously, in order to clarify Condition 4 and add a condition.

NOTE: A Combined Verbatim Transcript of Item 180 [GPA-4000 Rescind], Item 181 [VAR-4005 Rescind], Item 182 [ZON-4003 Rescind], Item 183 [SDR-4004 Rescind], Item 184 [GPA-4000], Item 185 [VAR-4005], Item 186 [ZON-4003] and Item 187 [SDR-4004] is made a part of the Final Minutes under Item 180 [GPA-4000 Rescind].

(6:47 – 7:19)  
**7-1243**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-4000) to an L (Low Density Residential) land use designation, a Rezoning [ZON-4003] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District and a Variance (VAR-4005) to allow R-PD zoning to be applied to a site smaller than five acres, approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 6 feet and building height shall not exceed three stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side or corner side and 25 feet in the rear (first story) or 35 feet in the rear (second story).
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to meet open space, setbacks, driveway lengths and handicap parking requirements per Code as agreed to by the applicant.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 187 – SDR-4004

**CONDITIONS Continued:**

- minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
  9. Air conditioning units shall not be mounted on rooftops.
  10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
  11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
  12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
  13. All City Code requirements and design standards of all City departments must be satisfied.
  14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
  15. All development shall be in conformance with the site plan and building elevations, date stamped 06/17/04, except as amended by conditions herein.

**Public Works**

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Driveways shall have a minimum ingress and egress radius of 25-feet unless otherwise allowed by the City Traffic Engineer.
17. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
18. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

CITY COUNCIL MEETING OF JULY 7, 2004  
Planning and Development Department  
Item 187 – SDR-4004

**CONDITIONS Continued:**

19. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Site development to comply with all applicable conditions of approval for ZON-4003 and all other subsequent site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
24. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

SUP-4289, SUP-4382, SUP-4423, SUP-4442, SUP-4443, SUP-4444, SUP-4464, VAR-4397, VAR-4424, VAR-4456, VAR-4467, VAR-4590, VAC-4457, VAC-4460, VAC-4463, VAC-4472  
– 7/21/2004 AGENDA

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 7, 2004**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR:** BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ADDENDUM:**



**AGENDA SUMMARY PAGE  
CITY COUNCIL MEETING OF: JULY 7, 2004**

**CITIZENS PARTICIPATION:**

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

**MINUTES:**

MAYOR GOODMAN emphasized that it has always been Council policy to allow citizens to speak on any topic during Citizens Participation, including items that were on the agenda for the day's proceedings. There has never been a limitation prohibiting someone who wanted to speak about an item that has already been ruled upon from participating in this part of the agenda.

(7:19 – 7:21)

**7-2582**

DOROTHY R. BARNES, Las Vegas resident, asked that political leaders help her. She is tired of being oppressed. Her ex-husband is in town and tormenting her. She expressed displeasure with a Marshal who arrested her at the bus depot. As a veteran, she would like equal rights to jobs and organizations that help women.

(7:21 – 7:24)

**7-2635**

STEVEN "CAPTAIN TRUTH" DEMPSEY, submitted an issue of Gaming Today for the Mayor. He congratulated COUNCILMAN WOLFSON and explained that he has been coming down to speak during Citizens Participation for approximately 22 months. He indicated that a future episode of Dateline would be covering issues of Las Vegas, including beatings, muggings, credit card fraud and a fatality that occurred near a topless dancing establishment. He said many people are counting on COUNCILMAN WOLFSON to uphold his oath of office and that he would get the files to the Councilman's office regarding his issues and concerns. He referenced a strip club with 737 police calls over the past three years and nothing being done about it due to a criminal investigation.

(7:24 – 7:27)

**7-2795**

**MEETING ADJOURNED AT 7:27 P.M.**